



## Apartment Two-bedroom (3+1)

Sold

66.9 m², Prague 5, Barrandov, Lamačova





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Total area	72 m <sup>2</sup>
Floor area*	67 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	40586

This apartment with a large loggia and pleasant views of the surrounding area with plenty of greenery is located on the top floor of a small apartment building situated in a great location at the end of a residential development directly above the Prokop Valley. The interior is in its original condition and therefore suitable for renovation according to your own ideas.

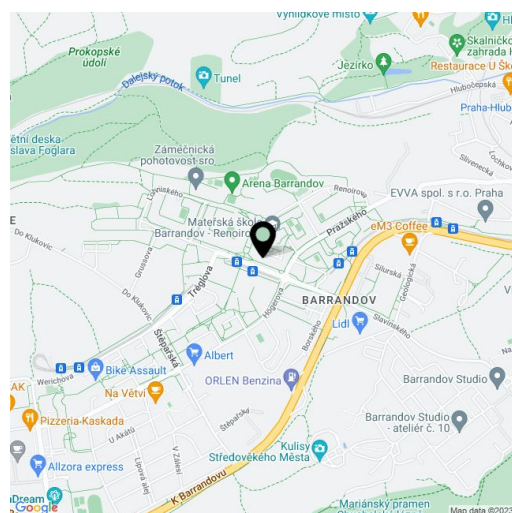
The original layout consists of a living room with access to the **loggia**, a kitchen with a pantry, 2 bedrooms, a hallway, a bathroom, a separate toilet, a closet, and a foyer. The south and west-facing windows provide **incredible views of the countryside** without houses, roads, or parking lots.

The windows are new plastic with interior blinds; district heating. Hot water is by an electric boiler (about 5 years old). The purchase price includes all of the retro furniture. The unit comes with a **cellar storage unit**. Surrounding the building is a nicely landscaped **enclosed garden** with a seating area. The four-story panel house with only 16 units is well maintained but doesn't have an elevator.

The building is located in a completely quiet location right next to the **Prokop Valley** and at the same time within easy reach of all services. A few minutes' walk away is a kindergarten and language-focused elementary school, a shopping center, a post office, a clinic, several playgrounds, and a tram stop. You can easily drive to the Prague Ring Road and the South Connecting Road by car.

Interior 63.4 m<sup>2</sup>, loggia 5.1 m<sup>2</sup> and cellar 3.6 m<sup>2</sup>

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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