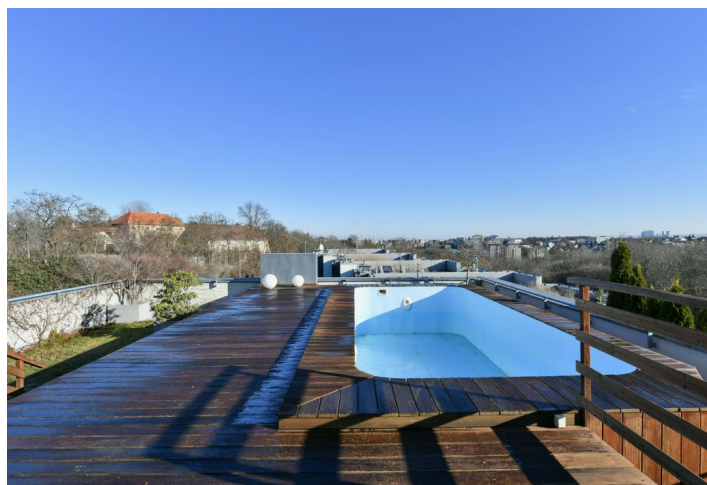
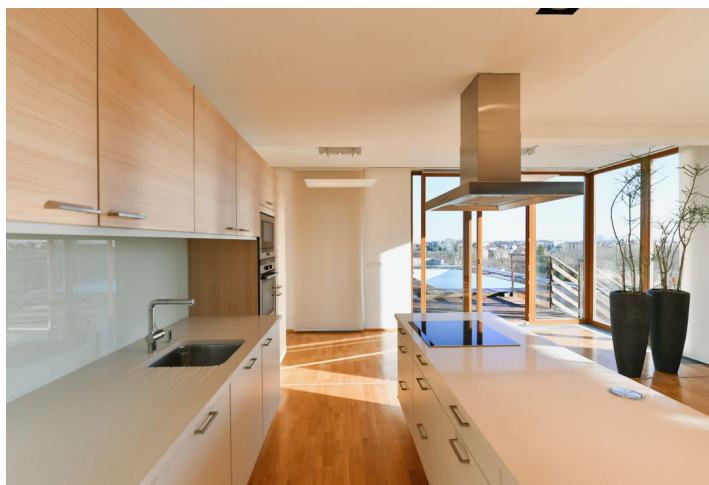




## Apartment Three-bedroom (4+kk)

Sold

118.34 m<sup>2</sup>, Prague 5, Košíře, Linhartova





## Apartment Three-bedroom (4+kk)

**Sold**118.34 m<sup>2</sup>, Prague 5, Košíře, Linhartova

Total area	154 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
Service price	6 555 CZK monthly
PENB	G
Reference number	40930

This modern, bright family apartment with a large terrace, swimming pool, garden, 2 garage parking spaces, and impressive views of the green surroundings and the city is part of a residential complex located next to the residential area of Prague 5 Košíře right next to a nature park.

The apartment on the 2nd floor consists of a living room with an open plan kitchen, a **balcony**, and access to a **30-meter terrace**, 1 bedroom with an en-suite bathroom, another 2 bedrooms with a shared bathroom, a separate toilet, a utility room with a connection for a washing machine, and a spacious hall.

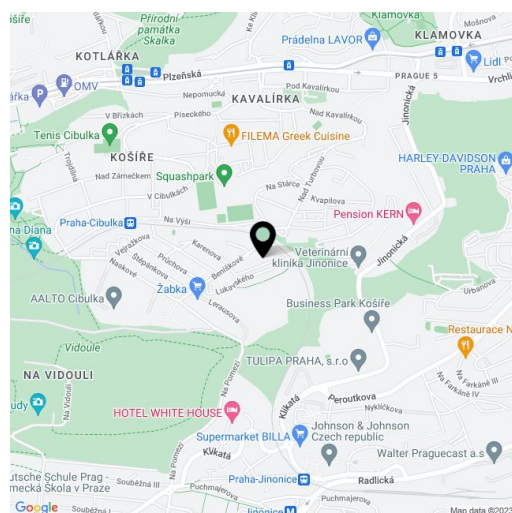
The architecturally successful residence with an elevator and garages was completed in 2009. Facilities include **wooden windows, wooden floors**, a security entrance door, and heating from the central boiler room. The kitchen is by the German brand **Poggenpohl** with **Siemens** appliances. **Villeroy & Boch** sanitary ware. There is an **irrigation system** in the garden and an 8x3 m **pool** with a **countercurrent system**. The purchase price includes **2 garage parking spaces** (entered from the street) and a **cellar storage unit**.

There is a kindergarten and an elementary school directly opposite the residence, and 2 playgrounds are nearby. The place is located next to the large **Košíře-Motol nature park**, which also includes the **Cibulka forest park**. Transport connections are provided by buses—the ride to the tram stop takes 8 minutes and to the Anděl metro station 14 minutes. By car, you can quickly drive to a tunnel complex or to the Prague Ring Road.

The property will be available from 1.1.2023.

Interior 118.34 m<sup>2</sup>, terrace 30 m<sup>2</sup>, balcony 5.4 m<sup>2</sup>, garage 35.77 m<sup>2</sup>, cellar 5 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.



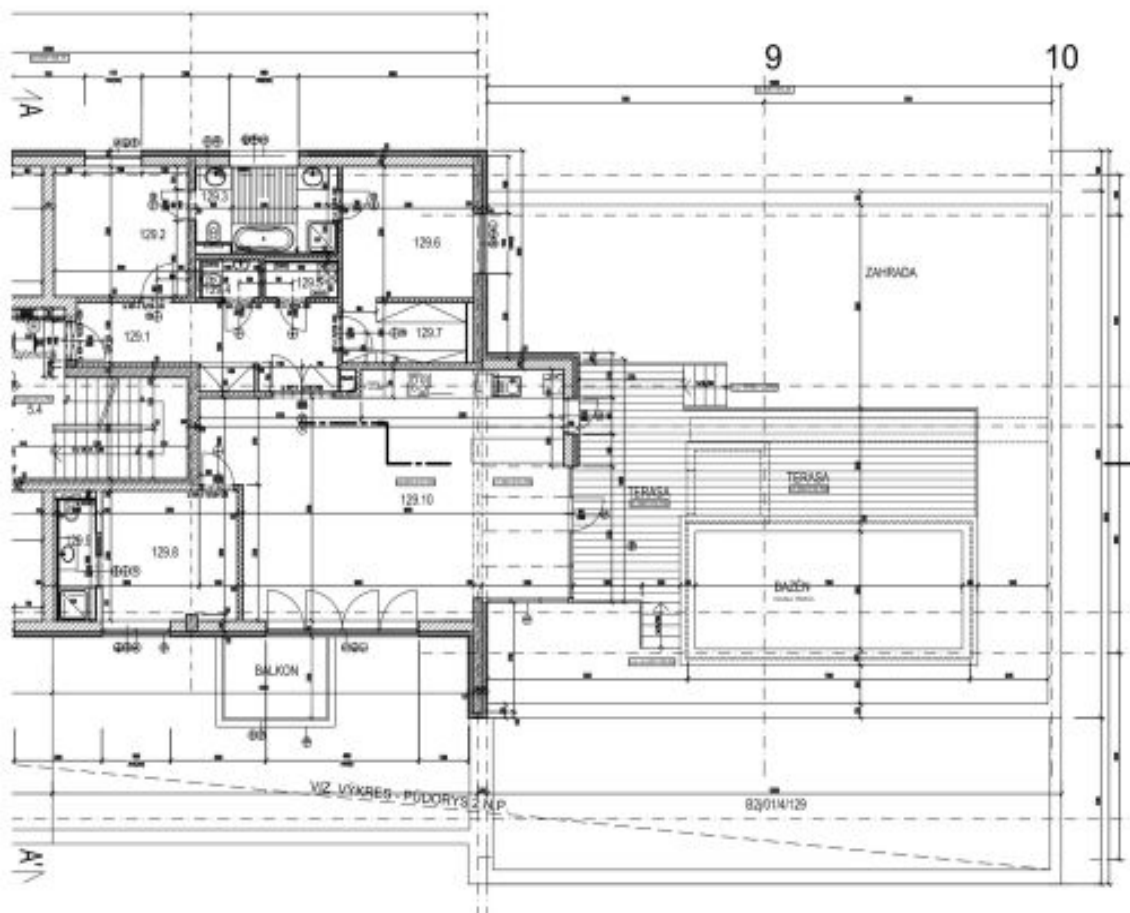
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Three-bedroom (4+kk)

118.34 m<sup>2</sup>, Prague 5, Košíře, Linhartova

**Sold**



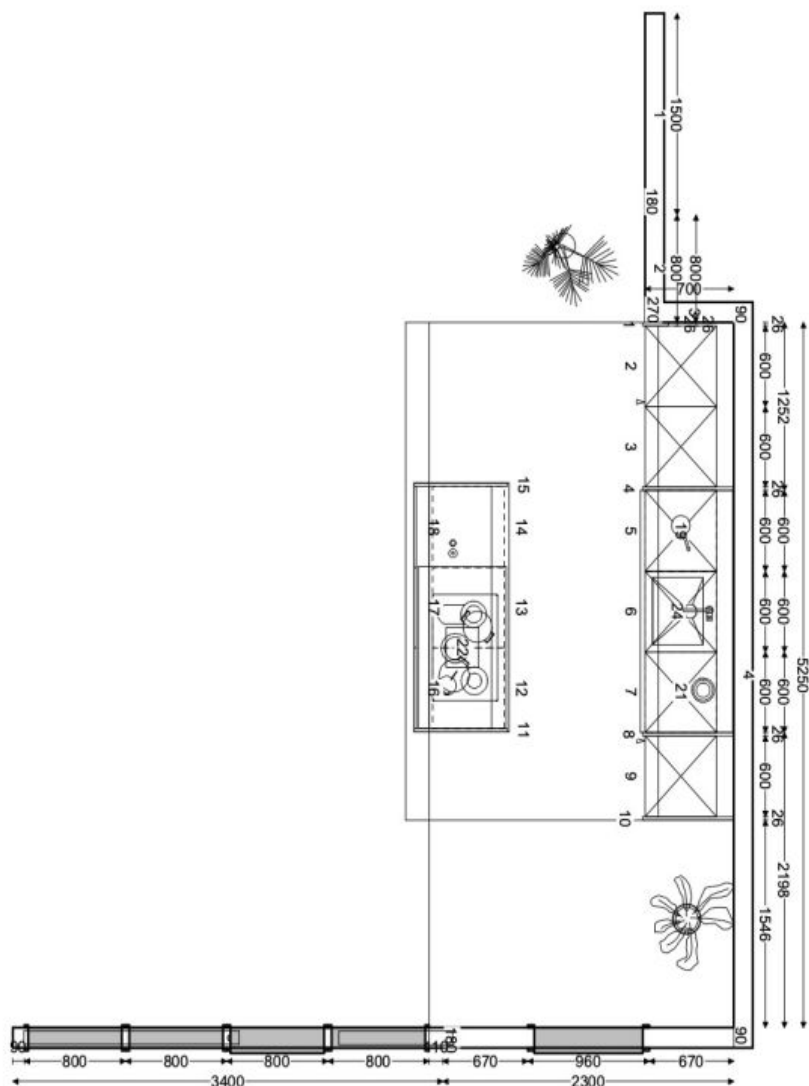




# Apartment Three-bedroom (4+kk)

118.34 m<sup>2</sup>, Prague 5, Košíře, Linhartova

**Sold**



CARANT, V2006-49L #1006690