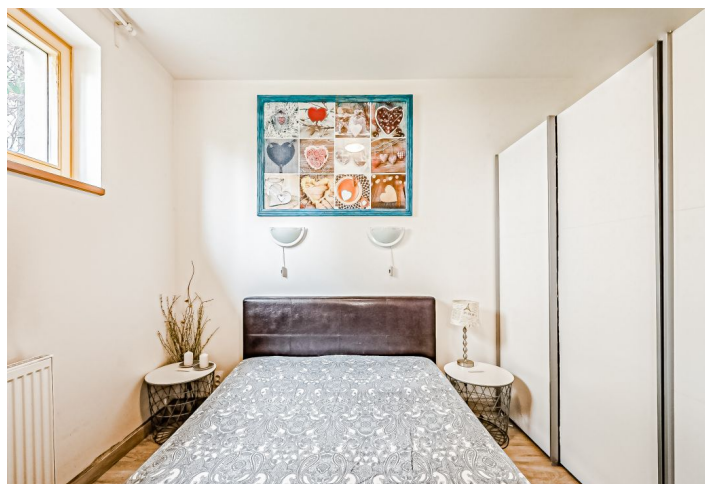




## Apartment One-bedroom (2+kk)

€ 303 459 | CZK 7 500 000

37 m², Prague 4, Krč, Višňová





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37 m², Prague 4, Krč, Višňová

Total area	37 m²
Garden	135 m²
Parking	-
Cellar	Yes
Service price	3 300 CZK monthly
PENB	G
Reference number	42595

This apartment with an over 100 meter garden is situated on the ground floor of a modern three-story apartment building located in a quiet residential area of Prague 4 – Krč surrounded by forest parks. A planned new metro station of the future line D will be near the building.

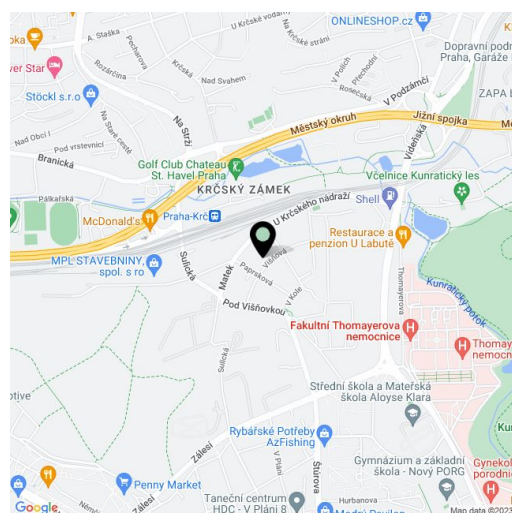
The corner apartment consists of a living room with a kitchen, 1 small bedroom separated by a sliding door, a bathroom (with a **massage bathtub**, sink, and toilet), and a foyer. The living room has access to the **west-facing covered terrace** and then to the **garden**.

The one-room apartment building was built in 2014. Floors are tiled with **underfloor heating**; windows are **wooden Euro** and the entrance door is security. Facilities include a built-in wardrobe in the bedroom, a kitchen equipped with **Bosch** appliances, and radiators. The garden has its own **water well** (for watering). The apartment includes a **cellar**; it is possible to park without any problems on the street near the building.

A great location on an incredibly **quiet street** in a residential development with **mature gardens and bushy trees**, yet within easy reach of everything you need. A few steps from the building is a bus stop, from where you can get to the Budějovická metro station in no time; there is a train station within walking distance, and the train ride to the city center (Main Railway Station) takes less than 15 minutes. In the future, a new D line station will also be within walking distance. The surrounding area offers opportunities for **sports**, including a **golf driving range**, and large **wooded areas** are ideal for walking, jogging, and walking dogs.

Floor area 37 m², garden 135 m².

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.