



## Apartment One-bedroom (2+kk)

€ 257 182 | CZK 6 490 000

56 m², Olomouc, Dolní Novosadská





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Total area	61 m²
Floor area*	56 m²
Balcony	5 m²
Parking	Outdoor parking space.
Cellar	Yes
Service price	1 300 CZK monthly
PENB	B
Reference number	42852

This apartment with plenty of daylight, high ceilings, a modern interior, a balcony, a parking space, and a share of the shared garden is part of a cozy apartment building built 2 years ago in Olomouc's Nové Sady district, within a short driving distance from the historically important city center.

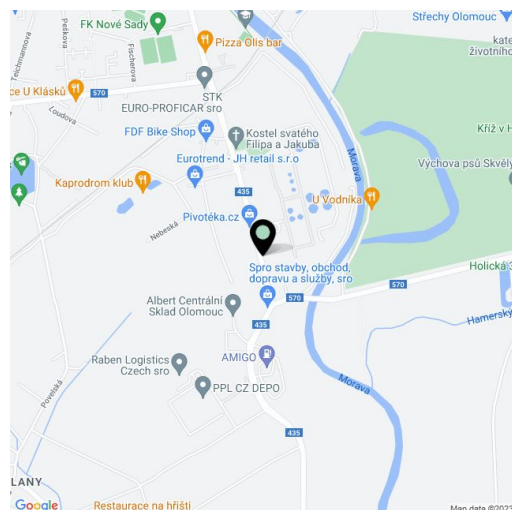
The practical layout of the apartment on the 1st floor consists of a living room with a kitchen, dining room, and access to a **balcony**, a bedroom, a bathroom, a separate toilet, and an entrance hall. Both rooms and the balcony face the **courtyard**.

The energy-efficient building was completed in 2020. Facilities include triple-glazed windows, **insect nets** and blinds, ceiling skylights with retractable blinds, a custom-made kitchen with built-in Whirlpool appliances (fridge, dishwasher, **induction hob**, **steam oven**), complete sanitary ware, built-in wardrobes, or designer lighting. The entire apartment has underfloor heating with thermostats that can be controlled remotely via Wi-Fi. Hot water heating with a boiler. The purchase price includes an **outdoor parking space**, a **cellar**, and a share of the **500-meter garden**. Both the driveway and the garden are equipped with LED lighting.

The building stands in an easily accessible place. There is a bus stop almost nextdoor, and the train station is about a 10-minute walk away. By car, it is possible to quickly connect to the D35 highway; it takes about 5 minutes to drive to the **historic center of the city**, to a large shopping center, or a water park.

Interior 56.7 m², balcony 5.6 m², cellar 1.4 m², parking space 14 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.