



## Apartment Two-bedroom (3+kk)

Sold

89 m<sup>2</sup>, Prague 5, Radlice, Tetínská





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Total area	103 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Parking space in the underground garage.
Cellar	-
PENB	B
Reference number	43340

This bright apartment with a garage parking space and a terrace is located in a cozy energy-efficient residential project from 2018 with a private garden in a completely quiet place in Prague 5 - Radlice, by the border of a nature park.

The layout of the 1st floor apartment consists of a living space with a kitchen and dining room, a master bedroom with a **walk-in closet**, a second bedroom, a large entrance hall, a central bathroom (with a bathtub), a separate toilet, and a pantry. All rooms have access to a **spacious terrace**.

Facilities include **three-layer oak floors**, large-format tiling and tiling in the bathrooms, wooden Euro windows with triple glazing, security and fireproof entrance doors, sockets for TV, SAT and data in every living room and air-conditioning in the master bedroom. The **Sykora** kitchen is equipped with Electrolux appliances (**induction hob**). Heating and hot water is from the central boiler room (air-water heat pump supplemented by an electric boiler), and there are solar panels on the roof of the building. The purchase price includes a **garage parking space and a cellar**. The house is equipped with an **elevator**; residents can use the **garden with a children's playground**.

The residence was built at the end of a cul-de-sac, with the **Prokopské údolí nature park** further on. The place is easily accessible; there is a bus connection to the Anděl metro station (Na Křižecí) not far from the building; you can also walk to the Radlická metro and tram station. There is a sports center, **swimming pool**, tennis courts, kindergarten and elementary school, restaurant or **farm produce shop** nearby. Driving by car is made easy by the quick connection to the City Ring Road.

Floor area 88.5 m<sup>2</sup>, terrace 14.43 m<sup>2</sup>, cellar 3.1 m<sup>2</sup>.

\* 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.

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

