

## **Apartment Two-bedroom (3+1)**

€ 673 709 I CZK 16 900 000

103 m², Prague 5, Jinonice















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Total area	133 m²
Floor area*	103 m²
Terrace	30 m²
Garden	64 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	С
Reference number	43961

<sup>\*</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.

This apartment with a south-facing terrace, a garden lined with mature greenery, and a garage parking space is situated on the side of a building in a modern and quiet residential area immediately adjacent to the Vidoule natural monument, within walking distance of a metro station and complete amenities. A garage space is offered for additional price of CZK 700,000.

The layout of the 2nd floor apartment consists of a sunny corner living room with access to a large terrace and garden, a kitchen with a pantry, 2 bedrooms, a bathroom (with a bathtub with a shower screen, 2 sinks, a toilet, and a bidet), a separate toilet, a utility room, and a hallway with custom-made closets. Both bedrooms have access to the garden. The current 2-bedroom layout can easily be changed to a 3-bedroom.

The residential project was completed in 2005. Facilities include wooden floating floors and tiles, Laufen designer sanitary ware, insulated wooden double-glazed Euro windows, german-made aluminum roller shutters with remote control on the doors and windows towards the terrace and garden, central heating with the possibility of individual regulation, a chimney for a fireplace, thermostat in each room, security doors, a videophone, a fully fitted quality brand-name kitchen (including a dishwasher), and a safe. The apartment comes with 1 garage space and a cellar storage unit; residents can use the bike room. The common areas of the building are nicely maintained.

Excellent accessibility to the city center thanks to the Nové Butovice metro station, approx. a 7-minute walk away. The Deutsche Schule Prag and a playground are accross the street; a state kindergarten and elementary school, a playground, the Nové Butovice shopping mall, University Hospital Motol, restaurants, and cafes are nearby. The surroundings also offer a wide range of opportunities for walks in nature; in addition to the Vidoule natural monument, the Cibulka forest park is close-by, and a golf course is not far away. Getting around by car is made easy thanks to the quick connection to the Prague Ring Road.

Floor area 103.47 m², terrace 30.18 m², garden 64 m².

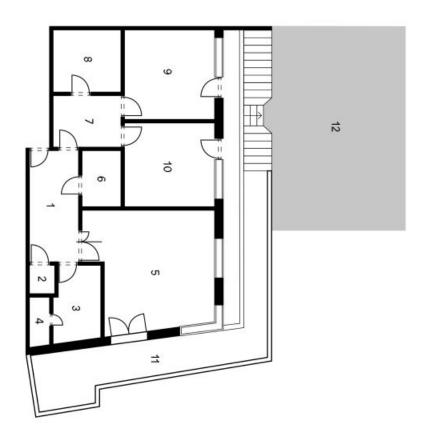


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Koupelna Pokoj Pokoj Terasa Šatna Chodba



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