



Apartment One-bedroom (2+kk)

Sold

75.23 m², Příbram, Dobříš, Na Čihadlech





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| | |
|------------------|-----------------------|
| Total area | 84 m ² |
| Floor area* | 75 m ² |
| Terrace | 9 m ² |
| Garden | 154 m ² |
| Parking | Outdoor parking space |
| Cellar | - |
| Service price | 2 220 CZK monthly |
| PENB | A |
| Reference number | 102603 |

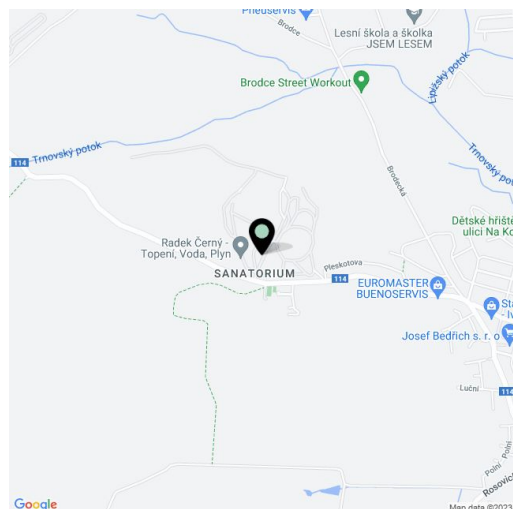
This air-conditioned garden apartment with parking and the possibility of direct access from the street is situated in a private residence located in a quiet part of the town of Dobříš, within reach of all the necessary infrastructure and nature, only a short driving distance from Prague.

The apartment is divided into a bright corner living room with a kitchen and dining area, a partially separate sleeping area, and access to a southeast-facing terrace and garden, a large bedroom, a bathroom with a bathtub, a separate toilet, a hallway, a spacious hall, and a dressing room with a window, which can also be used as study.

Windows are plastic with **triple glazing and electrically controlled front window blinds**; floors are laminate. There are built-in wardrobes in the hall, the kitchen is equipped with a wooden worktop and built-in appliances (fridge with a freezer, dishwasher, electric and microwave oven, glass ceramic hob). Heating is provided by air-conditioning in a heat pump mode. Electric convectors in the floor can be used for quick heating. Hot water is provided by an electric boiler. The purchase price includes an outdoor parking space. Residents can use a shared bike shed.

Dobříš has excellent civic amenities, state and private schools and kindergartens, shops, restaurants, cafes, a cultural center, and sports clubs. Immediate **proximity to nature** (the **Hřebeny nature park, the Český karst and Brdy protected areas**) and above all a very good driving distance to Prague not only by car on the D4 highway, but also by **suburban buses** to the Smíchovské nádraží metro station are major advantages.

Floor area 75.23 m², terrace 8.75 m², garden 154 m².



* 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.