



## Apartment Studio (1+kk)

Sold

36 m<sup>2</sup>, Prague 6, Lysolaje, Sídlištění





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Total area	43 m <sup>2</sup>
Floor area*	36 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
Service price	3 152 CZK monthly
PENB	C
Reference number	102814

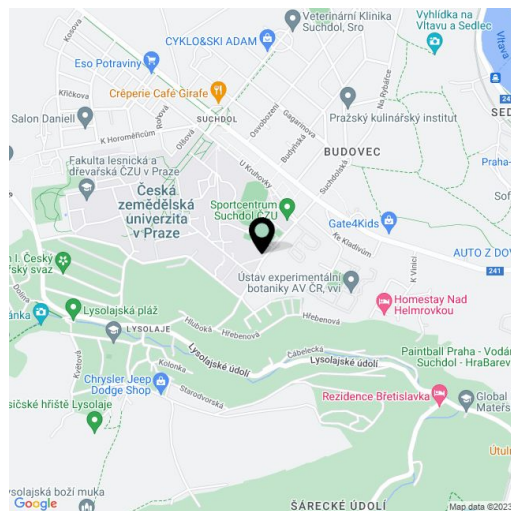
**This bright one-room apartment with a spacious balcony is located on the 3rd floor of a brick apartment building with an elevator. A quiet place in the Výchledy II residential complex on the border between the Lysolaje and Suchdol districts of Prague 6.**

The layout consists of a living room with a kitchen and access to a northeast-facing **corner balcony**, a bathroom (with a bathtub and a window), a separate toilet, and a foyer.

The building was completed in 2002; the apartment is in good condition. The purchase price includes a **cellar**, and the large **parking** lot next door ensures trouble-free parking.

A nice place between the edge of the **Šárka-Lysolaje nature park** and the ČZU campus. Nearby is a restaurant, a grocery store, or a **sports center** with a **swimming pool**. **Farmer's markets** are held in the center of Suchdol, and there is a swimming lake in Lysolaje. Transport connections are provided by buses with a terminus at the Dejvická metro station, and you can quickly get to the airport by car. The plan is to build a tram line with a stop only a short distance from the building. The surroundings offer a **wide range of nice destinations** on foot or by bike, for example to the **Housle nature monument, Divoká Šárka, or Roztocký Grove**.

Floor area 35.65 m<sup>2</sup>, balcony 7 m<sup>2</sup>, cellar 4.75 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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