



## Apartment Three-bedroom (4+kk)

Sold

108 m<sup>2</sup>, Praha 5, Stodůlky, Klausova

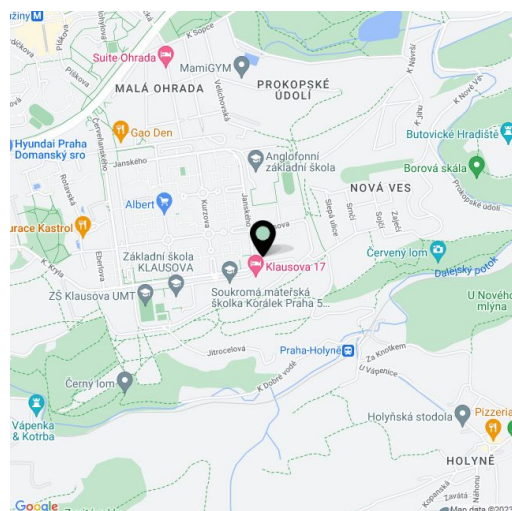




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Total area	170 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	63 m <sup>2</sup>
Parking	Parking in a lockable garage.
Garage	Yes
Cellar	-
Service price	4 992 CZK monthly
PENB	D
Reference number	102884



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**This fully renovated air-conditioned apartment with 2 bathrooms, a large terrace, and 2 lockable garages is part of a gated and secure residential complex with a private garden. The project is located in a very peaceful, quiet place on the edge of the Prokop Valley.**

The apartment located on the 2nd floor consists of a living room with a kitchen, 2 bedrooms, a guest room/office, a bathroom (with a shower and toilet), a second bathroom (with a bathtub, bidet, and toilet), and an entrance hall. **The big terrace, guaranteeing sufficient privacy, is accessible from the living room and both bedrooms.**

The residential project was created in 1998 and the apartment was expensively renovated according to the designs of an **architectural studio** in 2021. The kitchen is equipped with **AEG** appliances (including a steam oven, dishwasher, and wine cooler), and the interior has plenty of built-in storage space. The floors are vinyl with **underfloor heating** throughout, the rooms are connected by custom sliding doors. The large-format windows are equipped with **exterior window blinds throughout the apartment**. The facilities also include an **intelligent Samsung WindFree air-conditioner** with the possibility of heating, and a gas condensing boiler. The project is currently building a **photovoltaic power plant**, which will ensure partial energy self-sufficiency. The terrace with greenery has a **pergola, an awning, automatic irrigation, and a shower with warm water**. The apartment has 2 large interconnected lockable garages with plenty of storage space and its own electrical outlet that can be used, for example, to charge electric cars. The entire gated complex is protected by a **security guard** and a camera system. The building is without elevator.

A pleasant place right next to the **Prokop Valley**, within a short walking distance of kindergartens and elementary schools, including a **Scio School**, many playgrounds and sports fields, a shopping center, medical services, restaurants, and cafes. **The Deutsche Schule Prag and the Japanese School in Prague** operate within quick driving distance. Transport connections are provided by buses, and the Nové Butovice metro station is a few minutes' drive away. You can easily connect to the Prague Ring Road by car.

**The possibility of taking over a mortgage loan with an interest rate of 1.44% and fixation until June 30th, 2029.**

Floor area 107.9 m<sup>2</sup>, terrace 62.54 m<sup>2</sup>. Listed as a 2-bedroom apartment in the Owner's Declaration.