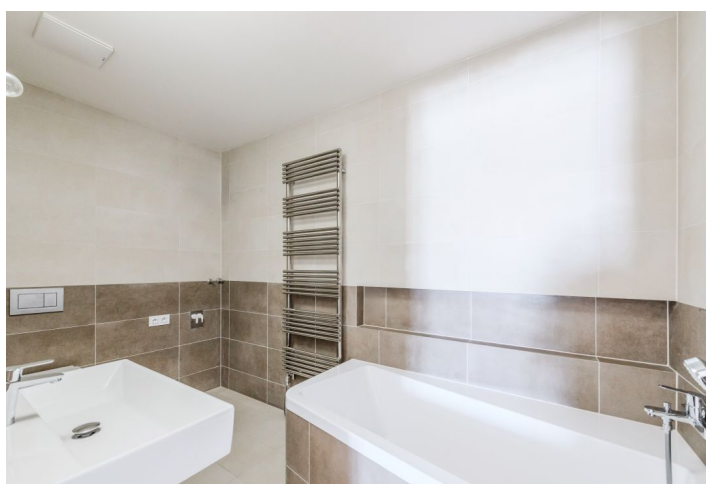




## Apartment Two-bedroom (3+kk)

Sold

88.6 m<sup>2</sup>, Prague 5, Jinonice, Walterovo náměstí





## Apartment Two-bedroom (3+kk)

**Sold**88.6 m<sup>2</sup>, Prague 5, Jinonice, Walterovo náměstí

Total area	96 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	900 000 CZK
Garage	Yes
Cellar	Yes
PENB	B
Reference number	103224

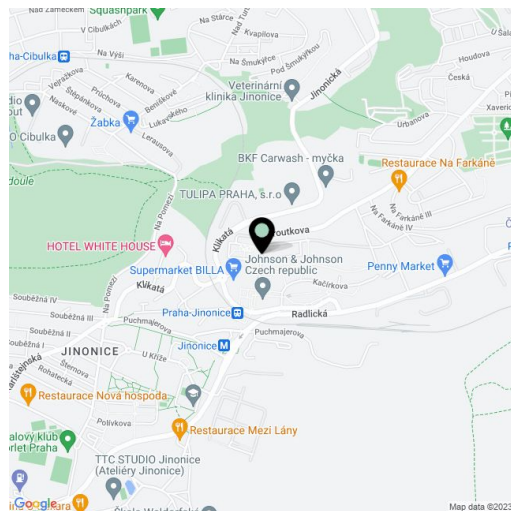
**This air-conditioned apartment with 2 bathrooms, a loggia, and a garage parking space is located in the modern residential district of Waltrovka, offering a wide range of services, a landscaped park, and excellent accessibility. The neighborhood is part of a gradually revitalized area in Jinonice near the Vidoule natural monument. The apartment is being sold in a state of white walls.**

The functional layout of the apartment on the 5th floor consists of a living room with a **west-facing loggia** and a preparation for a kitchen, 2 bedrooms, **2 bathrooms** (one with a bathtub and toilet, the other with a shower, and in both bathrooms a connection for a washing machine and dryer), separate toilets, and a vestibule.

The building was completed in 2018; the apartment has never been used and is in a state of **white walls**. Windows are **wooden** with triple glazing and electrically controlled exterior window blinds. The apartment has air-conditioning, an electronic peephole, a security entrance door, and a security system, Sapeli interior doors, a flood and smoke detector, and a preparation for a smart home system and electric underfloor heating. The purchase price includes a **parking space with an electric charger and a cellar**. The building has central heating, an **elevator**, and a **chip** operated front door.

There is a kindergarten and a supermarket right across the street. Nearby are drugstores, cafes, restaurants, medical facilities, pharmacies, and a post office. The neighborhood also includes a children's playground and a **nicely landscaped park**. Schools of all levels are within quick reach, including a **Waldorf School, Deutsche Schule Prag, or the Faculty of Social Sciences of the CU**. A quick connection to the city center is ensured by the metro (Anděl is 6 minutes away, Můstek 11 minutes) and buses from the nearby stop (Anděl is an 8-minute ride). The area also offers wonderful opportunities for sports and relaxation, especially in the **Cibulka Forest Park or in the Prokop Valley**. A **golf club with a 9-hole course** is nearby.

Floor area 88.6 m<sup>2</sup>, loggia 7 m<sup>2</sup>, cellar 2.6 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.

