



## Apartment Two-bedroom (3+kk)

€ 336 040 | CZK 8 485 000

110 m<sup>2</sup>, Praha-východ, Škvorec, Tyršova





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Total area	113 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	104299

This spacious duplex apartment facing a landscaped courtyard with a garden is part of a residence created from a historic castle brewery, where residents will feel its unique history. It is located in the village of Škvorec on the eastern outskirts of Prague.

On the entrance level (on the 2nd floor of the house) is a **fifty-meter open space** with a living room, dining room, and kitchen, a separate toilet, and a foyer. On the upper floor is a bedroom with a **walk-in wardrobe**, another bedroom, both of which have access to the **balcony**, and a bathroom (with a bathtub, toilet, and space for a washing machine or shower).

The residential project was completed in 2009. There are oiled parquet floors and **large Euro windows** that let in plenty of daylight. The kitchen has a **corian** worktop and **De Dietrich, Miele, Teka**, and Whirlpool appliances. The heating is central and the residents of the building have an **elevator** and a shared **bike storage**.

There is a kindergarten and a state and private elementary school in the village just a few steps from the house. There is also a grocery store, a restaurant, and a post office within easy reach, and other civic amenities are located in nearby Úvaly, Říčany, or Prague. By car, you can reach, for example, the P+R parking lot at the Praha-Běchovice Railway Station within 15 minutes. You can also use the buses that go to the surrounding cities. The area offers many **hiking routes**, for example to the **Klánovický** or **Babický forests** or **Voděradské bučiny nature reserve**.

Floor area 110 m<sup>2</sup>, balcony 2.9 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.

