



## Apartment Two-bedroom (3+kk)

€ 480 272 | CZK 11 990 000

80 m<sup>2</sup>, Prague 5, Jinonice, Butovická





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Total area	80 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	107074

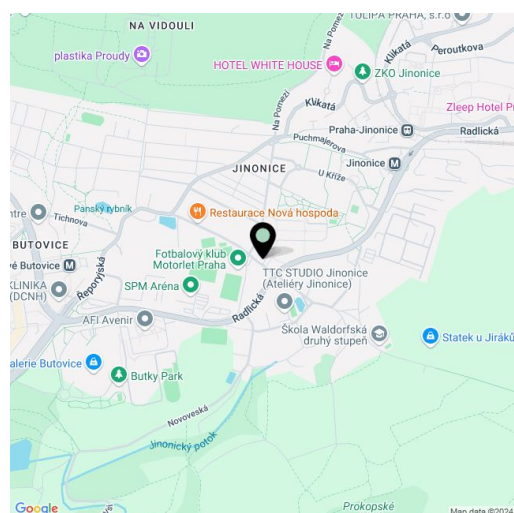
**Spacious apartment in a historic house with unique craftsmanship elements that is part of a traditional residential development in old Jinonice with an impressive atmosphere and excellent transport accessibility.**

The layout of the ground floor apartment consists of a **south-facing** living room with a high ceiling (3.7 m) and a fully equipped kitchen, a bedroom with a **walk-in wardrobe**, a 2nd bedroom, a bathroom with a bathtub, toilet, and bidet, a separate toilet, and a hallway.

The intimate residence consists of only **6 residential units**. The apartment has **wooden windows, wooden glued three-layer floors** and a wooden varnished entrance door with security fittings. The bathroom is fully equipped including a heated towel rail, and the heat source is a shared gas boiler. The purchase price includes a **cellar**.

A convenient location in a **nice and quiet place** and at the same time within walking distance of everything you need. The house is part of the original **historical development**, the dominant feature of which is the **Church of St. Lawrence from the 11th century** and a **wooden bell tower**. It only takes a few minutes to walk to the Jinonice metro station, and in the nearby **Waltrovka** new residential district there is a supermarket, other shops, and restaurants, as well as a kindergarten, a Waldorf and classical elementary school, or a Charles University building. A bike path runs through the area, along which you can reach the **Prokopské údolí nature reserve** in just a short time.

Floor area 80 m<sup>2</sup> (according to the owner's declaration).



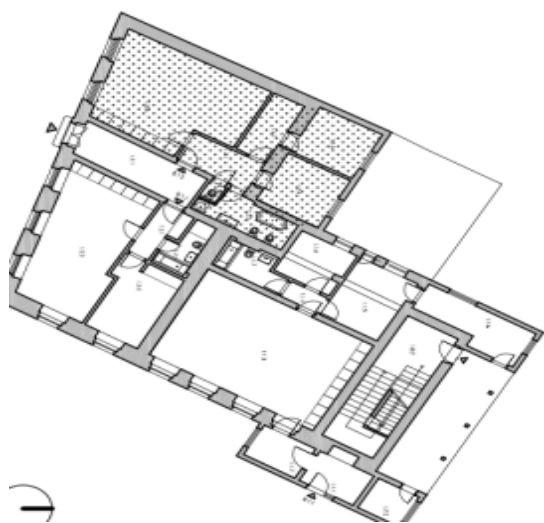
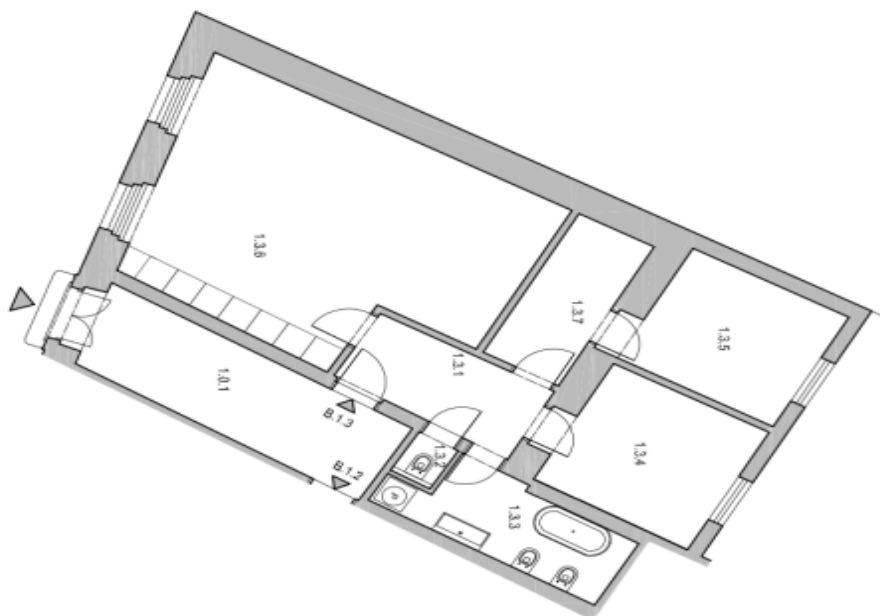
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1.NP   BYT B.1.3   3+kk		
ozn.	název místnosti	plocha [m <sup>2</sup> ]
1.3.1	chodba	6.88
1.3.2	toaleta	1.00
1.3.3	koupelna	7.45
1.3.4	ložnice	10.78
1.3.5	ložnice	10.16
1.3.6	obývací pokoj	35.35
1.3.7	šatna	6.00
Celková plocha bytu		77.80