



## Apartment Three-bedroom (4+kk)

€ 1 598 238 | CZK 39 900 000

155.8 m<sup>2</sup>, Prague 5, Košíře, Na pomezí





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Total area	348 m <sup>2</sup>
Floor area*	156 m <sup>2</sup>
Terrace	192 m <sup>2</sup>
Parking	2 large parking spots with an EV charging setup
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107897

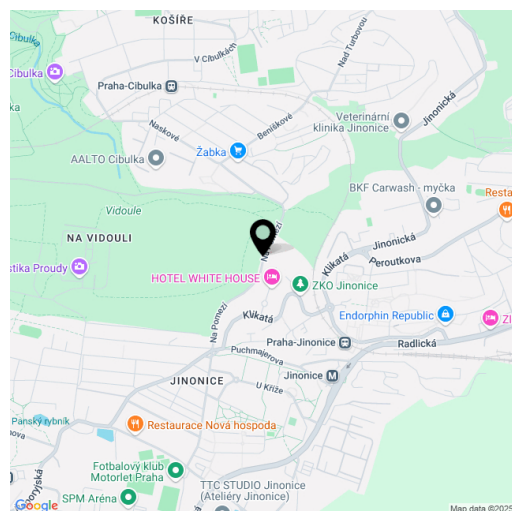
This bright, air-conditioned, and luxuriously furnished penthouse on the top floor of a modern new building stands out for its stunning panoramic views. This sought-after residential project is located in a peaceful area near the Cibulka forest park and Vidoule nature reserve, close to the Jinonice metro station, and within quick reach of the Nový Smíchov shopping gallery.

The main living area of this stunning penthouse features an open concept living room with a kitchen, dining area, and access to a spacious **terrace**, where a bioclimatic pergola and an outdoor **hot tub** can be installed. Other rooms are accessible from the entrance hallway: a master bedroom with an **en-suite bathroom** and access to a second terrace, two additional bedrooms with access to the walkway of the main terrace, a second bathroom with both a bathtub and a shower, and a separate toilet with a utility room. The price includes **two premium parking spaces** with a pre-installed electric charger connection and **two storage units** (approx. 8 m<sup>2</sup> and 35 m<sup>2</sup> equipped with internet access).

The apartment boasts high-end features such as **hardwood floors and doors**, large wooden **French windows with triple-glazed insulation** and exterior electric blinds, **air-conditioning**, underfloor heating, controlled ventilation with **heat recovery**, a **smart home** system operated via an app, built-in wardrobes and storage spaces, a custom-made **Sykora** kitchen, and designer furniture from Donate, including a **Rolf Benz** sofa. Heating is provided by a central boiler room located in the basement of the building, which was approved in 2021.

Situated near the Vidoule natural monument and Cibulka forest park, which are part of the **extensive Košíře – Motol nature park**, this sought-after location offers peaceful living with quick access to the city center. Nearby **Walter Square** provides a wide range of services, while the area also features a kindergarten, elementary school, and high school. Excellent transport links include the **B-line metro**, the **Prague-Jinonice Railway Station**, and regular bus connections to Smíchov.

Floor area 155.8 m<sup>2</sup>, terraces 192.2 m<sup>2</sup>, cellars approx. 35 m<sup>2</sup> and 8 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.





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