



Apartment Three-bedroom (4+kk)

€ 483 676 | CZK 12 000 000

99 m², Praha-západ, Velké Přílepy, Wichterleho





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Total area	128 m²
Floor area*	99 m²
Balcony	3 m²
Terrace	27 m²
Garden	191 m²
Parking	1 outdoor parking space
Cellar	-
PENB	D
Reference number	108034

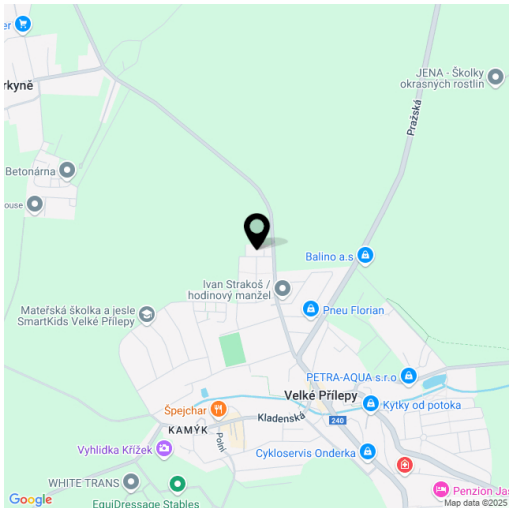
This spacious three-bedroom apartment with a balcony, terrace, and garden is part of a boutique apartment building in Velké Přílepy, a Central Bohemian village located approximately 7 km from the northwestern border of Prague.

This fully furnished duplex apartment, facing southwest, spans two floors. The ground floor features a living room with a kitchen and access to a covered **terrace** and **garden**, a separate room, a toilet, and an entry hall. Upstairs, there are two spacious bedrooms—one with access to a **balcony**—as well as a bathroom and a hallway. The apartment also includes a convenient storage space above the staircase and a generous attic storage area. One designated **parking space** located directly in front of the building is included in the offer.

Windows are plastic with double glazing, laminate floors are used in the rooms, and tile floors in the bathrooms and entrance hall. Heating is provided by a **Protherm** gas boiler. The building consists of only **three independent residential units**.

The property is situated on the very edge of the Central Bohemian village of **Velké Přílepy**, a location popular with cyclists and hikers thanks to the nearby ruins of **Okoř Castle**, the Okolí Okoře Park, Budeč, and other natural attractions. The village offers a full range of amenities including a kindergarten and elementary school, shops, restaurants, a post office, library, a cinema, sports facilities, and playgrounds. **Prague's city center** is reachable by car in about 30 minutes, and a regular bus line connects to the **Bořislavka metro station (line A)**.

Floor area 98.71 m², balcony 2.80 m², terrace 27 m², garden 191 m².



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