



## Apartment Two-bedroom (3+kk)

Sold

83 m<sup>2</sup>, Praha 5, Řeřoryje, Kakosova





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Total area	93 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33468

This apartment with 2 east-facing balconies and a garage parking space is located on the 1st floor of a residential complex situated about a 15-minute walk from the Luka metro station and close to a nature park.

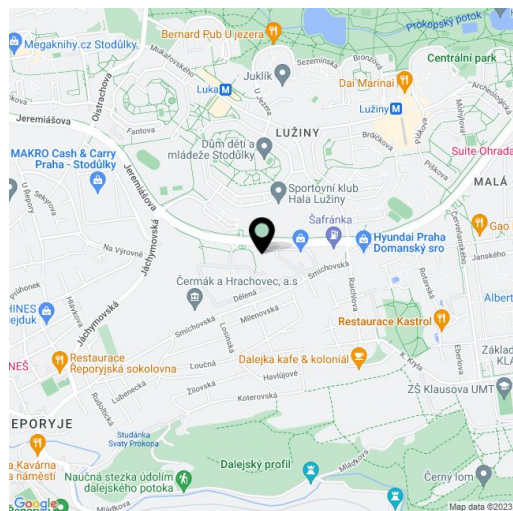
The layout consists of a living room with a kitchen and an adjacent **balcony**, 2 bedrooms (1 with access to the **2nd balcony**), a spacious hall, a bathroom (bathtub, sink, toilet, connection for a washing machine), and a guest toilet.

Facilities include plastic windows with interior blinds, laminate flooring, a complete kitchen with built-in appliances, **floor convectors**, and a built-in wardrobe. Central heating. The unit comes with a **cellar and a garage parking space**, both accessible by elevator.

The complex includes a children's playground, a kindergarten, an elementary school, an art school, and a house for children and youth. The surrounding area also offers a wide range of shopping opportunities from small shops to supermarkets, shopping centers and hobby markets. The Luka metro station is accessible by bus (a 4-minute ride), as well as on foot. The **Dalej Valley**, which is part of a large nature park, is also within walking distance. The proximity to the Rozvadovská Connecting Road and the Prague Ring Road make traveling by car quick and easy.

Interior 82.8 m<sup>2</sup>, balconies 5.3 m<sup>2</sup> and 5 m<sup>2</sup>, cellar.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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