



Apartment Three-bedroom (4+1)

Sold

144 m², Praha 10, Benice





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Total area	144 m ²
Parking	2 outdoor parking spaces
Cellar	-
PENB	G
Reference number	34143

* 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.

This newly built duplex apartment with a terrace is part of a recently finished low-energy apartment building with only 3 units. It is set in a quiet location on the outskirts of Prague 10 - Benice, in the middle of the Botič-Milíčov Nature Park.

The layout consists of a living room with access to the **garden terrace** and adjoining dining room with a preparation for a kitchen. There is also a study, a bathroom (with a shower), and a hallway. In the attic, there are 2 bedrooms and a central bathroom with a shower, bathtub, toilet, and 2 sinks.

Standard facilities include **wooden floors**, windows with dark coloured plastic frames and **triple-glazed panes**, air circulation and **recuperation systems**, or security entry doors. The unit comes with **2 outdoor parking spaces**.

In the immediate vicinity, there is a **fitness and wellness center**, a swimming pool, a restaurant, and a playground, as well as a **bilingual kindergarten** or library. An elementary school, shops, and medical and other services are in Uhřetěves, which you can get to within a few minutes by car or bus. There is also a direct train connection to the city center. The large Čestlice shopping and entertainment zone or the **International Sunny Canadian School** are within a short driving distance. There are several hiking trails in the surrounding area, which is part of the **Botič-Milíčov Nature Park**.

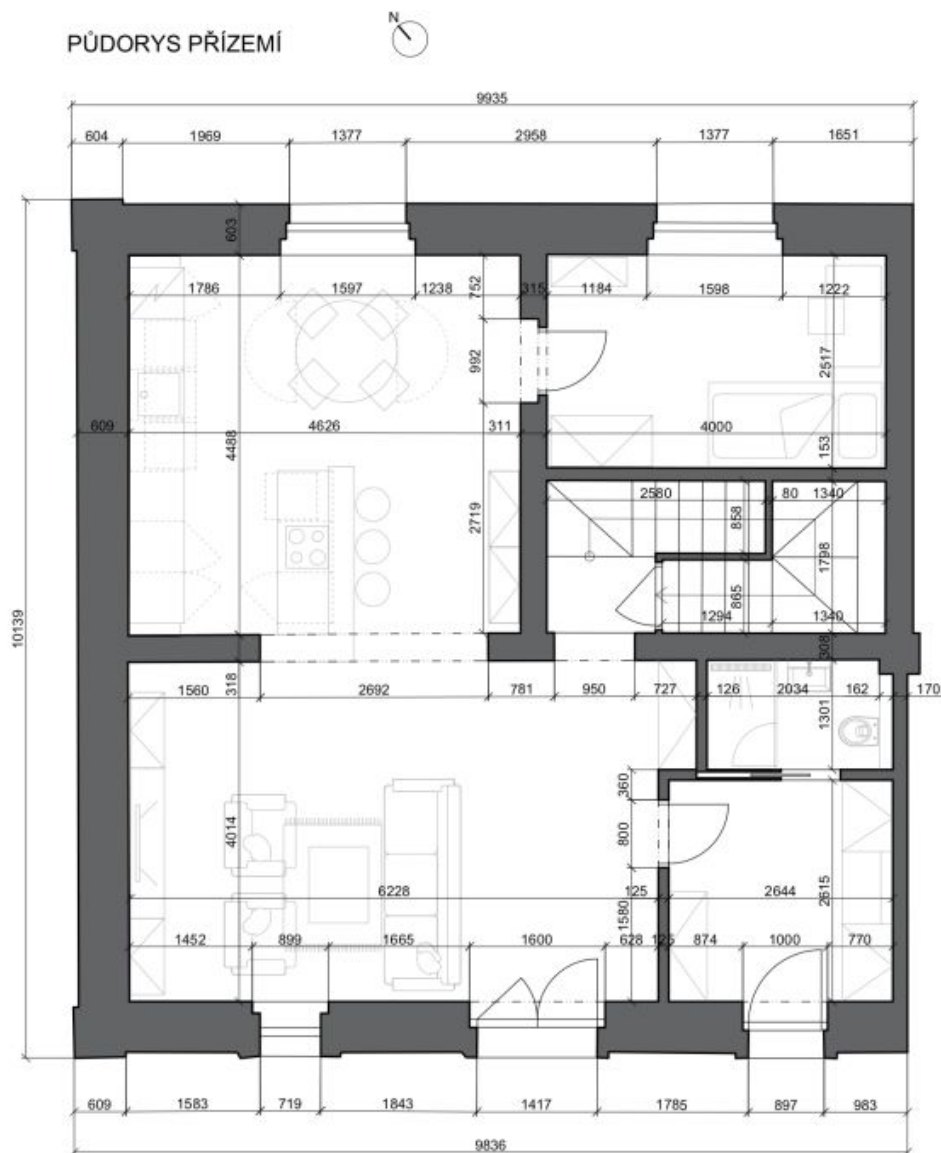
Floor area 144 m², garden 240 m².



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PŮDORYS PODKROVÍ

