



## Apartment Three-bedroom (4+kk)

Sold

91 m<sup>2</sup>, Praha 5, Stodůlky, Mukařovského





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Total area	95 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35039

This brand, new three-bedroom family apartment with a balcony is part of a modern residential project with an underground garage. It is strategically located in the Stodůlky neighborhood within walking distance of the Lužiny metro station, complete civic amenities, and parks.

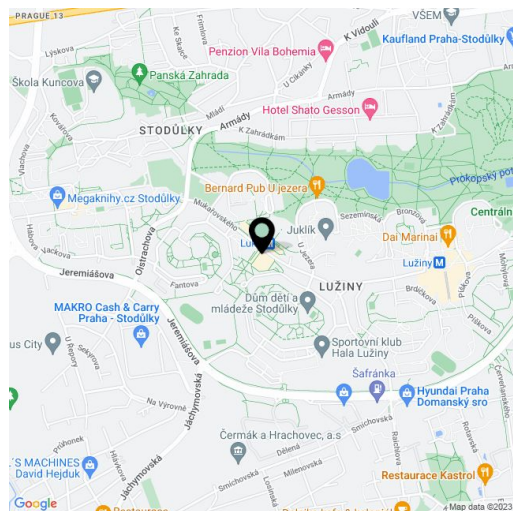
The floor area of the apartment is divided into a day and a rest zone. The main area consists of a living room with a **balcony** and a preparation for a kitchen, and in the quiet area there are 3 bedrooms, a bathroom (shower, bathtub, toilet, heated towel rail), and a separate toilet. Both sections are connected by an entrance hall.

The building was approved in 2018. Facilities include floating **all-wood floors**, ceramic tiles, plastic windows with insulated triple-glazed panes and **exterior motorized blinds** and a **recuperation unit** providing a clean air supply. Central heating. The apartment includes a **garage parking space** and a **cellar storage unit**.

Not far from the building, there are several kindergartens and elementary schools, sports fields, and playgrounds as well as a wide range of shopping opportunities in one of the many nearby supermarkets. The Luka or Lužiny metro stations can be reached within 2 minutes by bus or in a few minutes on foot. Good access to the Prague Ring Road makes travelling by car quick and easy. There are several landscaped parks close-by as well as the **Dalejské Valley forest park**.

Interior 91 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 2.3 m<sup>2</sup>.

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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