



## Apartment Three-bedroom (4+kk)

Sold

91 m<sup>2</sup>, Prague 4, Šeberov, K Šeberovu





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|                  |   |
|------------------|---|
| Total area       | 97 m <sup>2</sup>   |
| Floor area*      | 91 m <sup>2</sup>   |
| Balcony          | 6 m <sup>2</sup>  |
| Parking          | 1 garage parking space and 1 outdoor parking space for additional CZK 500.000 |
| Garage           | Yes   |
| Cellar           | -   |
| PENB             | B   |
| Reference number | 40364   |

This duplex apartment with a balcony and 2 parking spaces is part of the enclosed Statek Šeberov residence, which adjoins an original farmhouse. The peaceful rural atmosphere and having complete services within easy reach contribute to pleasant living.

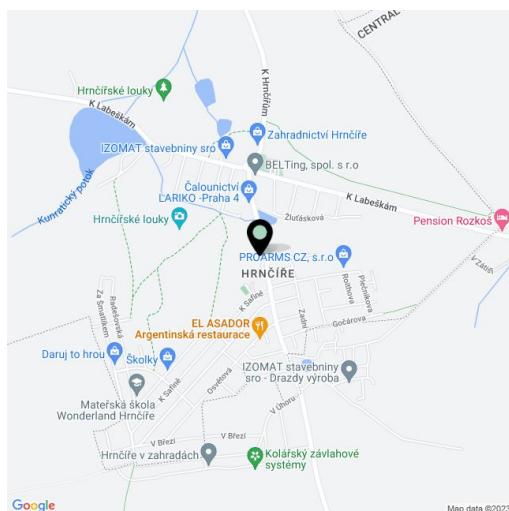
The ground floor consists of a living room connected to the kitchen and dining room, a hallway, a toilet, a closet, and stairs leading to the first floor. Here, there is a master bedroom with a balcony, a second bedroom, and a bathroom. The attic is configured as a study.

The new residence was established in 2014. High standard facilities include wooden Euro windows and floating floors (laminated and wood). Exposed beams create a cozy interior atmosphere. The kitchen and furniture are custom-made. Heating is provided by a condensing boiler. The apartment comes with 1 garage and 1 outdoor parking space at an extra cost (for an additional cost of CZK 500,000).

The location in the vicinity of the Hrnčířské Louky natural monument and near the Průhonice Castle Park provides a wide range of leisure activities - there are ponds, bike trails, playgrounds, and a sports complex nearby. There are also schools in the area, including international ones, and shopping opportunities in the nearby shopping malls. Transport connections are provided by buses; the ride to the Opatov metro station takes 7 minutes. Traveling by car is made easy due to the connection to the D1 highway and the Prague Ring Road.

Floor area 79.55 m<sup>2</sup> (+ study under the roof about 12 m<sup>2</sup>), balcony 5.7 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.

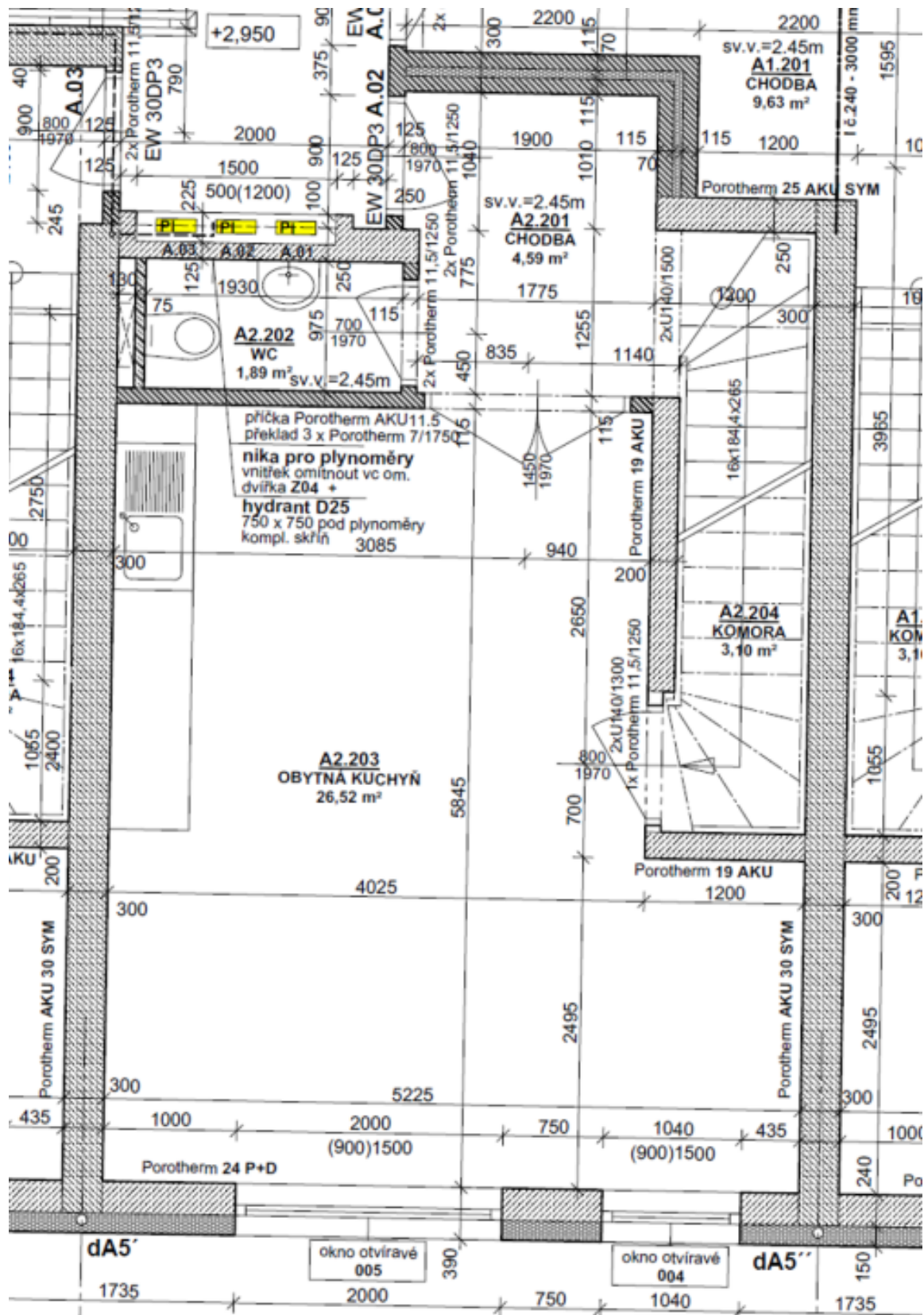




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