



## Apartment Three-bedroom (4+kk)

Sold

134 m<sup>2</sup>, Praha 6, Vokovice, Skotská





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|                  |                      |
|------------------|----------------------|
| Total area       | 142 m <sup>2</sup>   |
| Floor area*      | 134 m <sup>2</sup>   |
| Balcony          | 8 m <sup>2</sup>     |
| Parking          | Garage parking space |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 40546                |

This fully equipped and practically designed family apartment with a large balcony providing direct views of the treetops is part of a modern barrier-free residential project with a large elevator and an underground garage. The complex is located on a pleasant cul-de-sac that only serves residents and visitors, near an orchard in the district of Prague 6 - Vokovice on Červený Vrch.

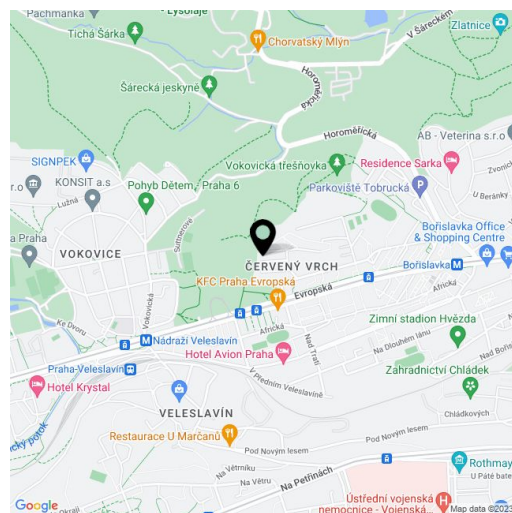
The bright apartment on the 2nd floor is divided into a **50-meter living area** with a kitchen, dining room, and access to a **sunny balcony**, a master bedroom with an en-suite bathroom, another 2 bedrooms, a central bathroom, a separate toilet, a hallway, and a spacious hallway with a glass wall.

Facilities include wooden floating floors in beech decor, wooden Euro-windows (double-glazed), and interior window sills made of **natural marble**. The front door is fireproof. The kitchen is fully equipped with **Siemens** appliances and a **stone worktop and tiles**. The purchase price includes a **garage parking space**, a **cellar storage unit**, and interior equipment.

**This attractive location ideal for families with children** is located right next to a **forest park** that leads to the **Tichá and Divoká Šárka parks**. Fitness enthusiasts will appreciate the proximity of the **Hvězda Winter Stadium** and many **gyms**. Within walking distance is a kindergarten, an elementary and high school, a playground, a supermarket, a pharmacy, and the new **Bořislavka shopping center**. There are several **international schools** nearby. The neighborhood has excellent transport accessibility—the **Nádraží Veveřslavín** and **Bořislavka** metro stations and tram stops are only a few minutes' walk away. The ride to the airport is also quick.

Interior 133.62 m<sup>2</sup>, balcony 8 m<sup>2</sup>, parking 15.72 m<sup>2</sup>, cellar 2.39 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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