



## Apartment One-bedroom (2+kk)

Sold

54 m<sup>2</sup>, Praha-východ, Přezletice, Pod Zahrady





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Total area	59 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	One outdoor parking space
Cellar	Yes
Service price	1 786 CZK monthly
PENB	B
Reference number	41296

This modern bright apartment with a south-facing balcony is situated on the 1st floor of a smaller apartment building with an elevator. The residential project is located in a quiet place in the northeastern suburbs of Prague, near a park, bike trails, and hiking paths. The price includes outdoor parking, a cellar storage unit, and interior equipment.

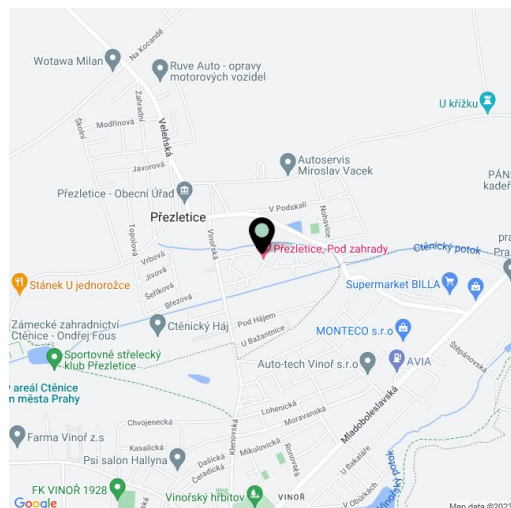
The practical layout consists of a living room with a kitchen and access to a sunny balcony, a bedroom, an entrance hall, and a bathroom with a toilet.

The building was completed in 2019. Facilities include floating laminate floors in a wood design and ceramic tiles, fire-proof safety doors, plastic five-chamber windows, heating with its own gas condensing boiler with a programmable room thermostat, and a heated towel rail in the bathroom. The kitchen is custom-made. The unit comes with a **cellar storage unit** and an **outdoor parking space**; the purchase price also includes the furniture and equipment in the photos (incl. the TV on a rotating stand, washing machine, etc.). You can purchase another parking space in a parking garage about a minute's walk away.

The complex near the center of the village of Přezletice is seamlessly connected to a neighborhood of family houses. A few steps lead to a **chateau castle park**, and the **Vinořský Park Nature Reserve** is also close-by. Transport connections are provided by buses, and you can quickly connect to the Prague Ring Road and the D10, D11, and D8 highways by car.

Floor area 53.58 m<sup>2</sup>, balcony 4.60 m<sup>2</sup>, cellar storage 4.62 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.