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Apartment One-bedroom (2+kk)

56 m², Olomouc, Dolní Novosadská

€ 256 471 | CZK 6 490 000











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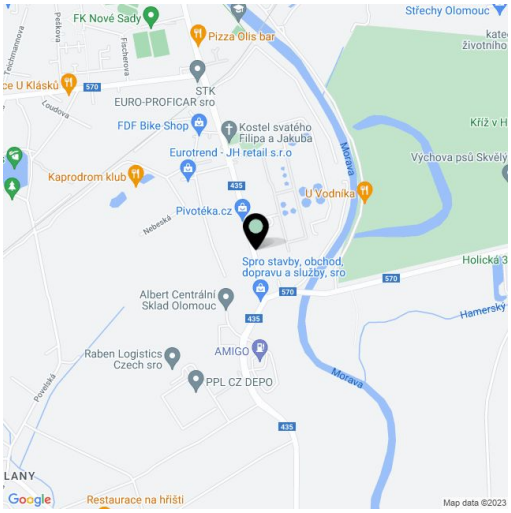
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Total area	61 m²
Floor area*	56 m²
Balcony	5 m²
Parking	Outdoor parking space.
Cellar	Yes
Service price	1 300 CZK monthly
PENB	B
Reference number	42852



* 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 apartment with plenty of daylight, high ceilings, a modern interior, a balcony, a parking space, and a share of the shared garden is part of a cozy apartment building built 2 years ago in Olomouc's Nové Sady district, within a short driving distance from the historically important city center.

The practical layout of the apartment on the 1st floor consists of a living room with a kitchen, dining room, and access to a **balcony**, a bedroom, a bathroom, a separate toilet, and an entrance hall. Both rooms and the balcony face the **courtyard.**

The energy-efficient building was completed in 2020. Facilities include triple-glazed windows, **insect nets** and blinds, ceiling skylights with retractable blinds, a custom-made kitchen with built-in Whirlpool appliances (fridge, dishwasher, **induction hob, steam oven**), complete sanitary ware, built-in wardrobes, or designer lighting. The entire apartment has underfloor heating with thermostats that can be controlled remotely via Wi-Fi. Hot water heating with a boiler. The purchase price includes an **outdoor parking space, a cellar**, and a share of the **500-meter garden**. Both the driveway and the garden are equipped with LED lighting.

The building stands in an easily accessible place. There is a bus stop almost nextdoor, and the train station is about a 10-minute walk away. By car, it is possible to quickly connect to the D35 highway; it takes about 5 minutes to drive to the **historic center of the city**, to a large shopping center, or a water park.

Interior 56.7 m², balcony 5.6 m², cellar 1.4 m², parking space 14 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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