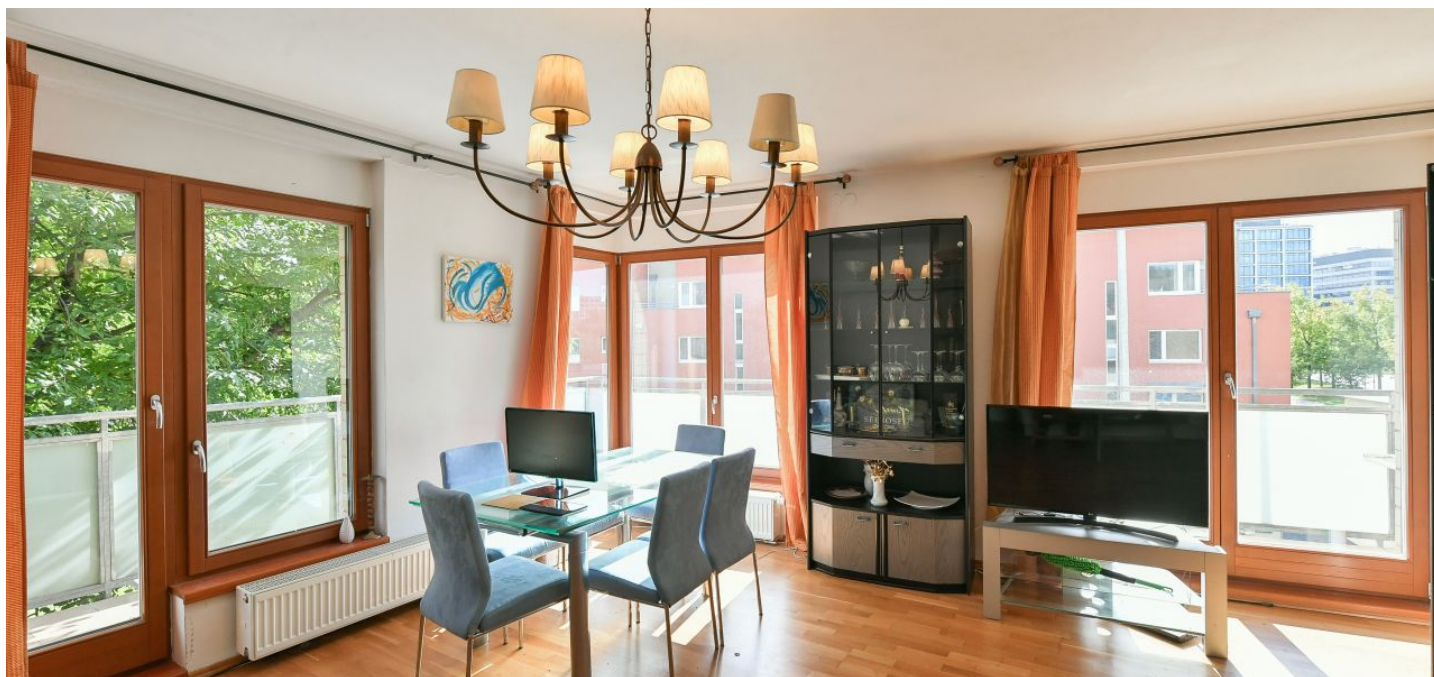




## Apartment Two-bedroom (3+1)

€ 673 709 | CZK 16 900 000

103 m<sup>2</sup>, Prague 5, Jinonice





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Total area	133 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Garden	64 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	43961

\* 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 a south-facing terrace, a garden lined with mature greenery, and a garage parking space is situated on the side of a building in a modern and quiet residential area immediately adjacent to the Vidoule natural monument, within walking distance of a metro station and complete amenities. A garage space is offered for additional price of CZK 700,000.**

The layout of the 2nd floor apartment consists of a **sunny corner living room** with access to a **large terrace and garden**, a kitchen with a pantry, 2 bedrooms, a bathroom (with a bathtub with a shower screen, 2 sinks, a toilet, and a bidet), a separate toilet, a utility room, and a hallway with custom-made closets. Both bedrooms have **access to the garden**. The current 2-bedroom layout can easily be **changed to a 3-bedroom**.

The residential project was completed in 2005. Facilities include **wooden floating floors** and tiles, Laufen designer sanitary ware, **insulated wooden double-glazed Euro windows**, german-made aluminum roller shutters with remote control on the doors and windows towards the terrace and garden, central heating with the possibility of individual regulation, a chimney for a fireplace, thermostat in each room, security doors, a **videophone**, a fully fitted quality brand-name kitchen (including a **dishwasher**), and a **safe**. The apartment comes with **1 garage space** and a **cellar storage unit**; residents can use the **bike room**. The common areas of the building are nicely maintained.

**Excellent accessibility to the city center** thanks to the Nové Butovice metro station, approx. a 7-minute walk away. The **Deutsche Schule Prag** and a playground are across the street; a state kindergarten and elementary school, a playground, the Nové Butovice shopping mall, University Hospital Motol, restaurants, and cafes are nearby. The surroundings also offer a wide range of opportunities for **walks in nature**; in addition to the **Vidoule natural monument**, the **Cibulka forest park** is close-by, and a **golf course** is not far away. Getting around by car is made easy thanks to the quick connection to the Prague Ring Road.

Floor area 103.47 m<sup>2</sup>, terrace 30.18 m<sup>2</sup>, garden 64 m<sup>2</sup>.



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- 1 Chodba
- 2 Koupelna + WC
- 3 Kuchyně
- 4 Spíž
- 5 Obývací
- 6 Šatna
- 7 Chodba
- 8 Koupelna
- 9 Pokoj
- 10 Pokoj
- 11 Terasa
- 12 Zahradka

