

Apartment One-bedroom (2+kk)

Sold

86 m², Prague 4, Krč, Nad Ryšánkou



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|------------------|--------------------|
| Total area | 118 m ² |
| Floor area* | 86 m ² |
| Terrace | 32 m ² |
| Parking | 300 000 CZK |
| Garage | Yes |
| Cellar | - |
| Service price | 3 100 CZK monthly |
| PENB | D |
| Reference number | 25870 |

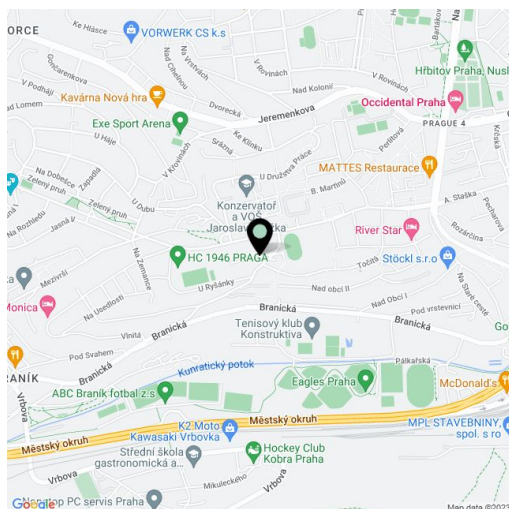
Boasting a large private terrace and plenty of built-in storage space is this lovely west-facing apartment, situated on the upper ground floor of a residential building with a lift and an underground garage. Very quiet street just a few steps from the bus stop with a 4-minute connection to the Budějovická metro station.

The layout consists of a living room with fully equipped kitchenette and dining area, bedroom, bathroom with bathtub and toilet, storeroom, walk-in closet with built-in storage system, and an entrance hall. Access from the living room to a **spacious terrace providing absolute privacy thanks to mature trees and ornamental bushes on all sides**. The original 2-bedroom (3+kk) layout of the apartment can be restored by adding a partition to the living room.

Amenities include floating floors, **wooden French windows** with electrically controlled outdoor blinds, Italian high-gloss Cesar kitchen with **Technistone worktop** and all appliances incl. garbage disposal unit and Franke sink, Hansa and Duravit sanitary ware and fixtures, **alarm**, security entrance door, greenery on the terrace in Technistone pots. The house is guarded by a camera system. The purchase price of the apartment includes **one garage parking space** in the automatic parking system.

In addition to good transport services, this pleasant residential location offers a wide range of services in the immediate vicinity. Nearby there are kindergartens, grade schools and high schools, a health center, playgrounds, tennis courts, restaurants, cafes and parks.

Interior 86 m², terrace 31.9 m².



* 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.