

## Apartment Two-bedroom (3+kk)

Sold

91.2 m<sup>2</sup>, Prague 10, Pitkovice, Penízovková

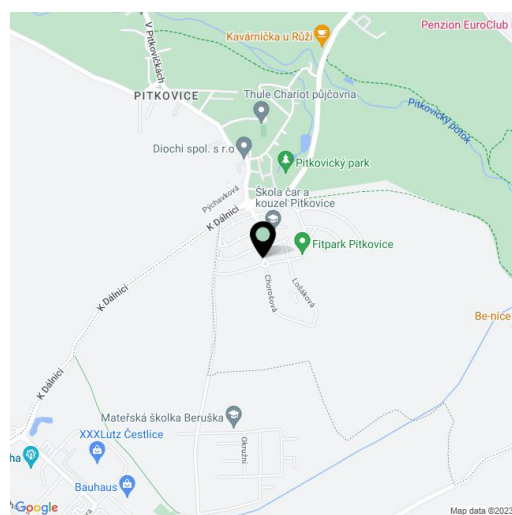


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Total area	110 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	19 m <sup>2</sup>
Parking	200 000
Cellar	Yes
PENB	B
Reference number	30466



\* 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 newly built air-conditioned apartment with 2 balconies is situated on the 1st floor of a residential project located close to a nature park. The place is easily accessible by car and public transport, with a full spectrum of urban amenities in close proximity.

The layout consists of an east-facing living room with an open plan kitchen and access to a balcony with far-reaching views, 2 west-facing bedrooms (one with a balcony), a large furnished dressing room, a bright airy bathroom (bathtub, 2 sinks, washing machine), a guest toilet, and an entrance hall.

Its high-standard features include a **first-class Sykora kitchen** with a **durable ceramic worktop** and built-in Siemens and Fagor appliances (induction hob, oven, microwave oven, built-in hood, dishwasher, refrigerator with freezer), **2 air-conditioning units** (in the living room and in the bedroom with a balcony), built-in wardrobes in the hall, floating laminate floors with heating convectors, **heated tiles** in the bathroom, plastic windows with external blinds and custom-made curtains, designer light fixtures and soffits, a Jablotron security system, an intercom system, and a security entrance door. Central heating. The purchase price includes a **cellar**, practically situated at floor level, and a **parking space** in front of the building.

There are several playgrounds and a nursery school in close proximity, other urban amenities, including elementary schools and other services, are in nearby Průhonice and Uhříněves. Transport connection is provided by bus, **the ride to the Háje metro station (line C) takes 10 minutes**. Traveling by car is quicker thanks to the nearby D1 highway. Near the house, there is a path leading to **the Botič-Miličov nature park**. The nearby Průhonice Park, Dendrological Garden, or Obora in Uhříněves are also pleasant areas for walks. The Aquapalace sports and relaxation complex offers sports activities, and there is also a wide range of shopping opportunities close-by.

Interior 91.2 m<sup>2</sup>, balconies 18.8 m<sup>2</sup> (2 x 9.4 m<sup>2</sup>), cellar 2.8 m<sup>2</sup>.