

## Apartment Two-bedroom (3+kk)

Sold

85 m<sup>2</sup>, Prague 5, Jinonice, Kloudova

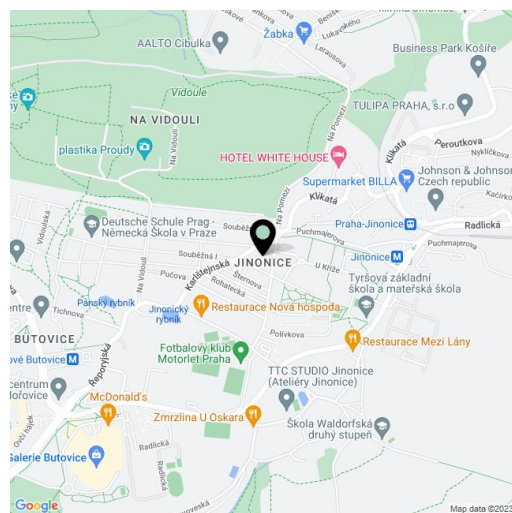


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Total area	104 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	19 m <sup>2</sup>
Parking	350 000
Cellar	-
PENB	B
Reference number	32949



\* 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 beautiful, sunny apartment with 2 balconies, a garage parking space, and above-standard equipment is located on the 2nd floor of the newly completed apartment building in the Waltrovka Residence project, which won the 2018 Real Estate Project of the Year award. This brand new modern residential area of Prague 5 offers a wide range of services and is within easy reach of the Anděl commercial and entertainment center and close to large nature parks.

The spacious corner living room with a dining area and a preparation for a kitchen offers views of the greenery and an entrance to two balconies (west-facing (6.2 sq. m.) and south-facing (13.1 sq. m.)). Both balconies have large built-in concrete boxes ideal for planting trees. From the large hall with space for built-in wardrobes, doors lead to two bedrooms (one has access to the south-facing balcony), a bathroom with a window, a storeroom, and a guest toilet.

Above-standard facilities include floating wooden floors with a quality insulation system, triple-glazed wooden Euro-windows, 210 cm veneered interior doors, a Next security door, Villeroy & Boch sanitary ware, Kaldewei and Hansgrohe radiators, large-format ceramic tiles, designer switches and sockets, a videophone, a TV socket in every room, a preparation for a kitchen unit, cooling, and exterior blinds. Central heating in the building. The purchase price includes a garage parking space; residents can use a private common garden and a pram-room. The building has an electronic entrance system.

There is a supermarket, cafes, a restaurant, dry cleaning, medical facilities, a pharmacy, a post office and a two-hectare park with a children's playground in the complex. The Faculty of Social Sciences of the Charles University, a kindergarten and an elementary school (including a Waldorf school or the Deutsche Schule) are within quick reach. Very easy connections to the city center are provided by the metro from the nearby Jinonice metro station (Anděl in 6 minutes, Můstek in 11 minutes), buses with a stop only 2 minutes away (Anděl in 8 minutes), or by train, the direct line to Hlavní nádraží takes 18 minutes. The location also offers great opportunities for sports activities and relaxation, especially in the nearby Vidoule Park or Prokop Valley. There is also a golf course nearby.

Floor area 84.8 m<sup>2</sup>, balconies 13.1 m<sup>2</sup> and 6.2 m<sup>2</sup>.

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