



## Apartment Two-bedroom (3+kk)

Sold

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



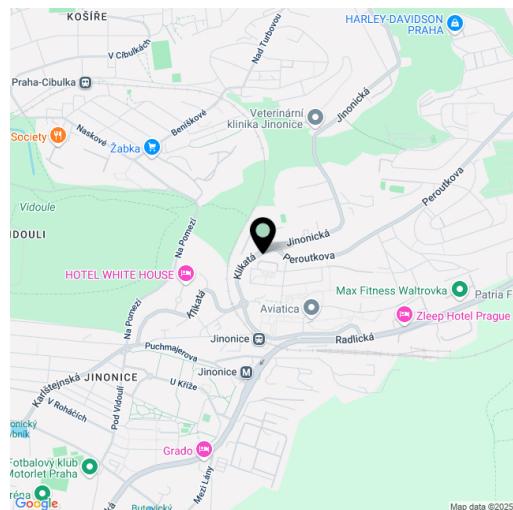


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Total area	96 m <sup>2</sup>
Front garden	194 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	3 m <sup>2</sup>
Service price	10 000 CZK monthly
PENB	G
Reference number	101505



\* 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 modern apartment with an almost 200-meter front garden and garage parking space is part of the Waltrovka residential project. The building is located in an area adjacent to the Košíře-Motol nature park. Excellent civic amenities area part of the project, and a landscaped park and nearby metro station ensure perfect urban comforts.**

The area of the ground floor apartment consists of a living room with kitchen and a dining room, 2 bedrooms, one of which has a **walk-in wardrobe**, a bathroom (with a window, a bathtub with a shower screen, a toilet, and 2 sinks), a separate toilet, a foyer, a hallway, and a utility room with storage space and a connection for a washing machine and dryer. The living room can be connected to the **southeast-facing terrace**, which is connected to the **fenced garden**. The garden can also be accessed from the master bedroom.

**Facilities** include **wooden Euro windows** with thermally insulated triple glazing and **exterior window blinds**, two-layer **wooden floors**, fire safety doors and smooth, non-rebated veneered interior doors. The **Hanák** kitchen is equipped with **Siemens** and **AEG** appliances, and the bathroom furniture is also Hanák brand. Heating is central; access to the building is via a **chip**. The apartment includes **1 garage space** and **a brick cellar**.

There is a supermarket, pharmacy, kindergarten, elementary school, and several restaurants close to the building, and the project includes a **beautifully landscaped park** with children's playgrounds and an outdoor gym. The nearby **Prokop Valley** and the **Vidoule** natural monument offer opportunities for nice walks. Quick access to the city center is ensured by a metro station (line B), and there are also bus stops nearby. When traveling by car, an advantage is the easy connection to the City and Prague Ring Roads.

Floor area 96.3 m<sup>2</sup>, garden 193.8 m<sup>2</sup>, cellar 2.5 m<sup>2</sup>.



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