



Apartment Three-bedroom (4+kk)

Sold

108 m², Praha-západ, Průhonice, Uhříněveská



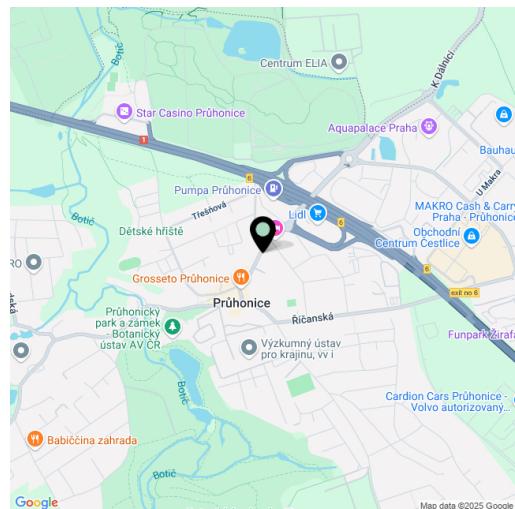


Apartment Three-bedroom (4+kk)

Sold

108 m², Praha-západ, Průhonice, Uhříněveská

Total area	108 m ²
Garden	95 m ²
Parking	Separate garage and outdoor parking space
Garage	Yes
Cellar	-
Service price	2 282 CZK monthly
PENB	G
Reference number	102095



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This spacious apartment with its own garden, garage, and outdoor parking space is located on the ground floor of a modern apartment building, where residents also have access to a shared garden. A quiet location with a full spectrum of services and easy access to Prague.

The layout of the mainly **east-facing** apartment offers a living room with a kitchen and dining room, a master bedroom with a dressing room, a children's room, a study, a bathroom (bathtub, sink, shower, and toilet), a separate toilet with a sink, a closet with a gas boiler, and a spacious entrance hall.

Facilities include **wooden** Euro windows with double glazing and exterior blinds, custom-made furniture by a carpenter including high-quality handleless kitchen cabinets, built-in **AEG** appliances (oven, microwave, dishwasher, refrigerator), a dressing room with built-in wardrobes and **Philips Hue LED light strips** with automatic sensors. The apartment unit includes a **terrace** with a sitting area with a shade tarp, a **front garden with a hot tub**, irrigation, and a gas grill, a **separate garage**, and an **outdoor parking space**. Residents have the opportunity to use the **common garden**.

The location is popular for its **quick connections to Prague**: by car only a few minutes along the D1 highway, by suburban buses to the Opatov metro station. The village has a school, a kindergarten, a playground for children and youth, a church, a health center, a pharmacy, banks, a number of restaurants, a congress center, and accommodation facilities. The neighboring Čestlice commercial zone offers a **wide range of shopping and entertainment options**. You can relax in nature in the extensive and year-round **Průhonický Park** or in the **Dendrological Garden**.

Floor area 108.25 m², front garden 95 m².