



Apartment Two-bedroom (3+kk)

€ 1 602 301 | CZK 39 000 000

199.2 m², Praha-východ, Popovičky





Apartment Two-bedroom (3+kk)

€ 1 602 301 | CZK 39 000 000

199.2 m², Praha-východ, Popovičky

Total area	284 m ²
Floor area*	199 m ²
Terrace	85 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	102970

* 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 new build spacious apartment with a terrace with direct views of a golf course is located in a luxurious apartment building with a first-class architecture, in a premium residential area, set in a beautiful landscape, just a few minutes' drive from Prague and prestigious schools.

The apartment, located on the ground floor of a private apartment building, consists of an almost **90-meter living room** with a preparation for a kitchen, with a **fireplace and a large southwesterly terrace**, as well as two bedrooms with access to the **second, northeast terrace**, two bathrooms, a **walk-in wardrobe**, a closet, a utility room, a hallway, separate toilet, and a foyer.

The recently completed U Golfu building was designed by **renowned architect Vivian Lee for the New York Meier Partners architecture studio**. The high standard of the apartment includes **oak floors**, Italian large-format tiles, **underfloor heating**, security entrance doors, veneered interior doors with concealed hinges, intelligent ventilation and a heating system, **ceilings with cooling**, a preparation for a security system, sanitary ware by **premium brands** (Villeroy & Boch, Kaldewei, Hüppe, Duravit etc.). Energy-efficient heating is provided by a ground-water heat pump. The apartment includes **2 garage spaces and a cellar**, safety is ensured by a **technologically advanced protection system and physical security**. The concierge service package, prepared to **simplify life** at the residence, includes, for example, cleaning, maintenance, garden care, parcel collection, or grocery delivery. A **reception and wellness zone** are available to residents.

Part of the vast complex is a **restaurant** or an **elegant golf club** in a sensitively renovated **Classical mansion**, a **golf course**, **jogging and biking routes**, and a kindergarten, tennis courts, or a riding school are in preparation. Within a short driving distance is a wide selection of shopping opportunities, for example, the largest Czech **Westfield Chodov** shopping center or the shopping zone in Čestlice, as well as many places where you can enjoy or buy quality food. The prestigious **Sunny Canadian School** or **Open Gate** international schools are not far away either. There is a bus stop near a residential area from where you can get to the Opatov metro station, and traveling by car is easy by using the nearby access to the D1 highway and the Prague Ring Road.

Floor area 192.2 m², terraces total 85.2 m².