



Apartment One-bedroom (2+kk)

€ 493 016 | CZK 12 000 000

56.1 m², Prague 5, Jinonice, Nyklíčkova



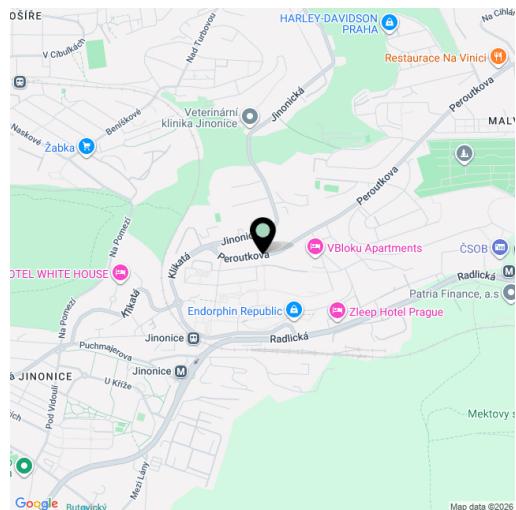


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Total area	68 m ²
Floor area*	56 m ²
Terrace	12 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	104385



* 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.

The very quiet, fully furnished apartment with a terrace in the modern Waltrovka complex, which stands out for its wide range of restaurants, shops, and services. The windows and terrace face south onto peaceful Nyklíčkova Street, offering views of the entire new neighborhood with its two-hectare city park. The price includes an extra-large garage parking space and a storage unit.

The apartment is located on the 1st floor of a **modern building with an elevator** and underground parking. The layout comprises a living room connected to the kitchen, a bedroom, a bathroom, and an entrance hallway. The air-conditioned living room features a bioethanol fireplace and direct access to the **terrace**. The kitchen was custom-made and equipped with **built-in appliances** by Bosch, Electrolux, Mora, and Beko. The bedroom has wall-to-wall wardrobes. The bathroom is fitted with premium sanitary fixtures, including a bathtub and toilet.

The apartment interior, completed in 2020, is maintained in excellent condition. High-quality finishes include **wooden windows** in a modern anthracite design, large-format tiles, **flush interior doors**, and Next security entrance doors. Floors are vinyl with a wood-effect finish. Heating in the apartment and common areas is provided by a central boiler. The purchase price includes a **parking space** and a storage unit, both located in the basement.

This quiet part of Prague 5 offers fast connections to the city center, Prague Ring Road, and **airport**. The **Jinonice metro station**, providing direct access to the Anděl commercial and entertainment hub as well as the **Košíře-Motol** and **Prokop Valley** nature parks are within walking distance. The complex features a landscaped city park with abundant greenery, a central square, playgrounds, and relaxation and sports zones. A bus stop is located directly in front of the building on Peroutkova Street.

Floor area 56.1 m², terrace 12 m².



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