



## Apartment Three-bedroom (4+kk)

€ 924 404 | CZK 22 500 000

114.7 m², Prague 5, Jinonice, Kloudova



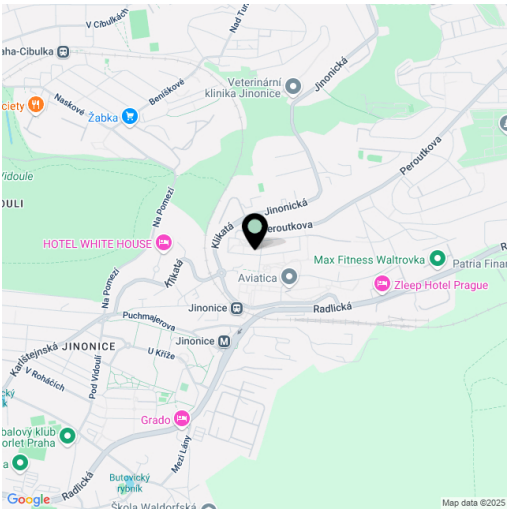


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Total area	115 m²
Front garden	75 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	A
Reference number	104653



\* 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 fully furnished apartment of over 100 m² with a front garden is located on the ground floor of a residential building in the popular Waltrovka residential complex, which features a large park, underground parking, and a wide range of restaurants, shops, and services. This modern neighborhood lies in a quiet part of Prague 5, near the Prokop Valley, with a nearby metro station offering fast connections to the city center.

The apartment's layout includes a spacious living room with a dining area and kitchen, a master bedroom with an en-suite bathroom (shower, toilet), two additional bedrooms, a main bathroom (with a **massage bathtub**), a separate toilet, an entrance hall, and a utility room with storage space. All living rooms have access to a **south-facing terrace or garden**.

The interior is made cozy with **wooden floors**, and plenty of natural light enters through French windows, which can be shaded with electrically operated **exterior blinds**. Standard features also include a security entrance door and central heating. The purchase price includes **two garage parking spaces**; residents also have access to a shared **bike and pram room**.

The complex offers a supermarket, a drugstore, cafés, restaurants, a dry cleaner, medical services, a pharmacy, and a post office. The area is enhanced by a **large, landscaped park** with a children's playground and the nearby **Prokop Valley**. A kindergarden is located right next to the building, and other preschools and schools — including the **Faculty of Social Sciences of the Charles University** — are nearby. The **Deutsche Schule** and the **Japanese School in Prague** are within short driving distance. Convenient access to the city center is ensured by the nearby Jinonice metro station, and a new trolleybus line with a stop directly by the residential complex is currently in development.

Floor area 114.7 m², garden 74.6 m².





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