



## Apartment Two-bedroom (3+kk)

Sold

98 m<sup>2</sup>, Prague 6, Vokovice, Půlkruhová



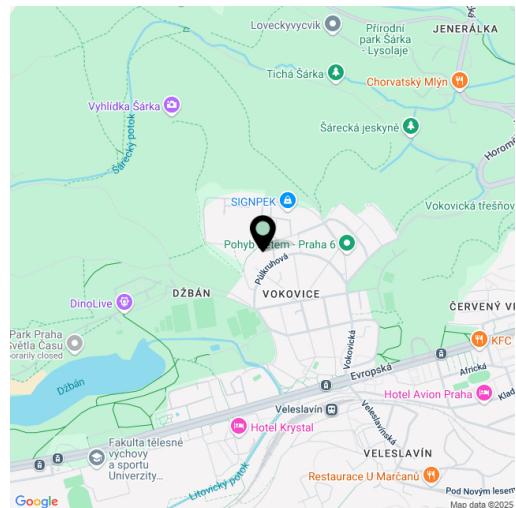


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Total area	110 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Loggia	12 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	4 m <sup>2</sup>
Service price	8 753 CZK monthly
PENB	B
Reference number	105057



\* Size of the unit according to the Housing Act.

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

**This apartment with two loggias, a sauna, and a parking space is part of a modern apartment building located in a nice, quiet location right next to the Divoká Šárka natural monument and close to the Džbán water reservoir and several sports grounds, within walking distance of the Nádraží Veleslavín metro station.**

The practical layout of the 2nd floor apartment consists of a living room with a kitchen, 2 bedrooms, a bathroom (with a shower, toilet, and **sauna**), a separate toilet, a walk-in wardrobe, a storage closet (with a connection for a washing machine and a dryer), and a large entrance hall. The living room and 1 bedroom have access to the **loggias**, which face southeast and northwest. One of the **loggias** is glazed.

The apartment building with an **elevator** was built in 2007. Floors are floating laminate, windows are plastic. A **fitted wardrobe**, pantry, and **built-in cupboards** provide plenty of storage space. The kitchen is equipped with **Electrolux** appliances. Remote heating. The purchase price includes a **garage parking space and a cellar**.

The pleasant area is located right by the border of the **Šárka-Lysolaje nature park**, and the **Džbán water reservoir** is about a 10-minute walk away. In the vicinity, there are kindergartens and elementary schools as well as a **high school**, shops, restaurants and cafes, or a sports complex with tennis courts and a football pitch, and a golf driving range. There are many **children's playgrounds** nearby. There is a bus stop not far from the building, and a tram stop, a metro station and a trolleybus that provides a connection to the **airport** are just a few minutes' walk.

Floor area 97.8 m<sup>2</sup>, loggia 6.11 and 5.88 m<sup>2</sup>, cellar 3.59 m<sup>2</sup>.