



## Apartment Three-bedroom (4+kk)

Sold

123.5 m<sup>2</sup>, Praha-západ, Jesenice, Racková



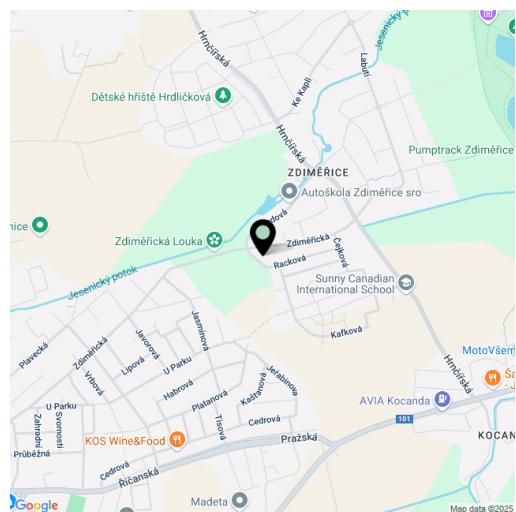


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|                  |                                  |
|------------------|----------------------------------|
| Total area       | 132 m <sup>2</sup>               |
| Floor area*      | 124 m <sup>2</sup>               |
| Terrace          | 8 m <sup>2</sup>                 |
| Garden           | 185 m <sup>2</sup>               |
| Parking          | 2 parking spaces on the property |
| Cellar           | -                                |
| PENB             | B                                |
| Reference number | 107969                           |



\* 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 spacious southwest-facing apartment with the characteristics of a family home is located in a newly built development divided into three standalone residential units. Situated on a quiet street in Jesenice, a suburban area of Prague, the location offers a pleasant living environment near the Průhonice Castle Park and prestigious Sunny Canadian International School.**

This **maisonette**'s layout includes a living area with a preparation for a kitchen, a study, a separate toilet, a walk-in closet, an entry hall, and a utility room with storage space and a connection for a washing machine. The living room has access to a **terrace** and the **garden** with beautiful open views of the game reserve, where you can spot deer, rabbits, pheasants, and even rare bird species. Upstairs, there is a master bedroom with an en-suite bathroom and a walk-in closet, along with two additional bedrooms (both offering uninterrupted views of the fields), a central bathroom, and a staircase hall.

The apartment was approved in January 2025 and received the "Creative Facade of the Year 2025" Award by Baumit. High-quality features include large aluminum triple-glazed windows with **exterior blinds**, **parquet floors**, hot water underfloor heating (gas boiler source), **heat recovery ventilation**, and **designer bathrooms** (all toilets are equipped with bidet showers). The unit is also prepared for **photovoltaic installation**. **Two outdoor parking spaces** are included.

The building is situated in a **quiet area** on the outskirts of the development, yet remains within quick reach of all essential services. A **private international school** is 600 meters away, while a public school is just a 3-minute drive. Nearby, you'll find supermarkets and various shops. Prague is easily accessible via the Pražský okruh (Prague Ring Road) and the D1 highway, and a suburban bus connects to the **Opatov metro station**. A **bike path** runs past the building, and **residents benefit** from a special permit allowing discounted entry to **Průhonice Castle Park**, a **UNESCO-listed site**, is just a few minutes' walk away.

Floor area 123.5 m<sup>2</sup>, terrace 8 m<sup>2</sup>, garden 185 m<sup>2</sup>.

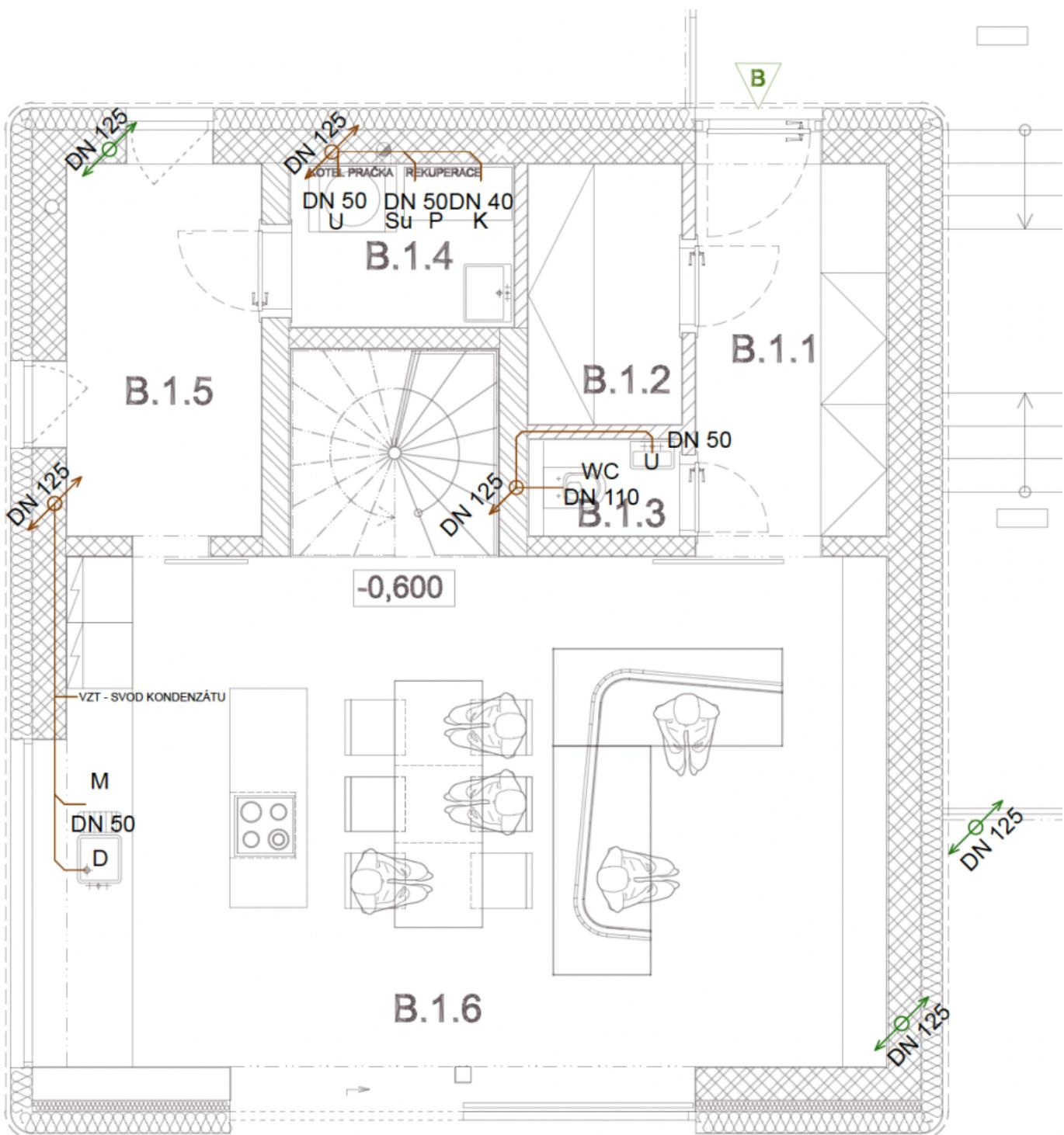
Approved as a housing unit.



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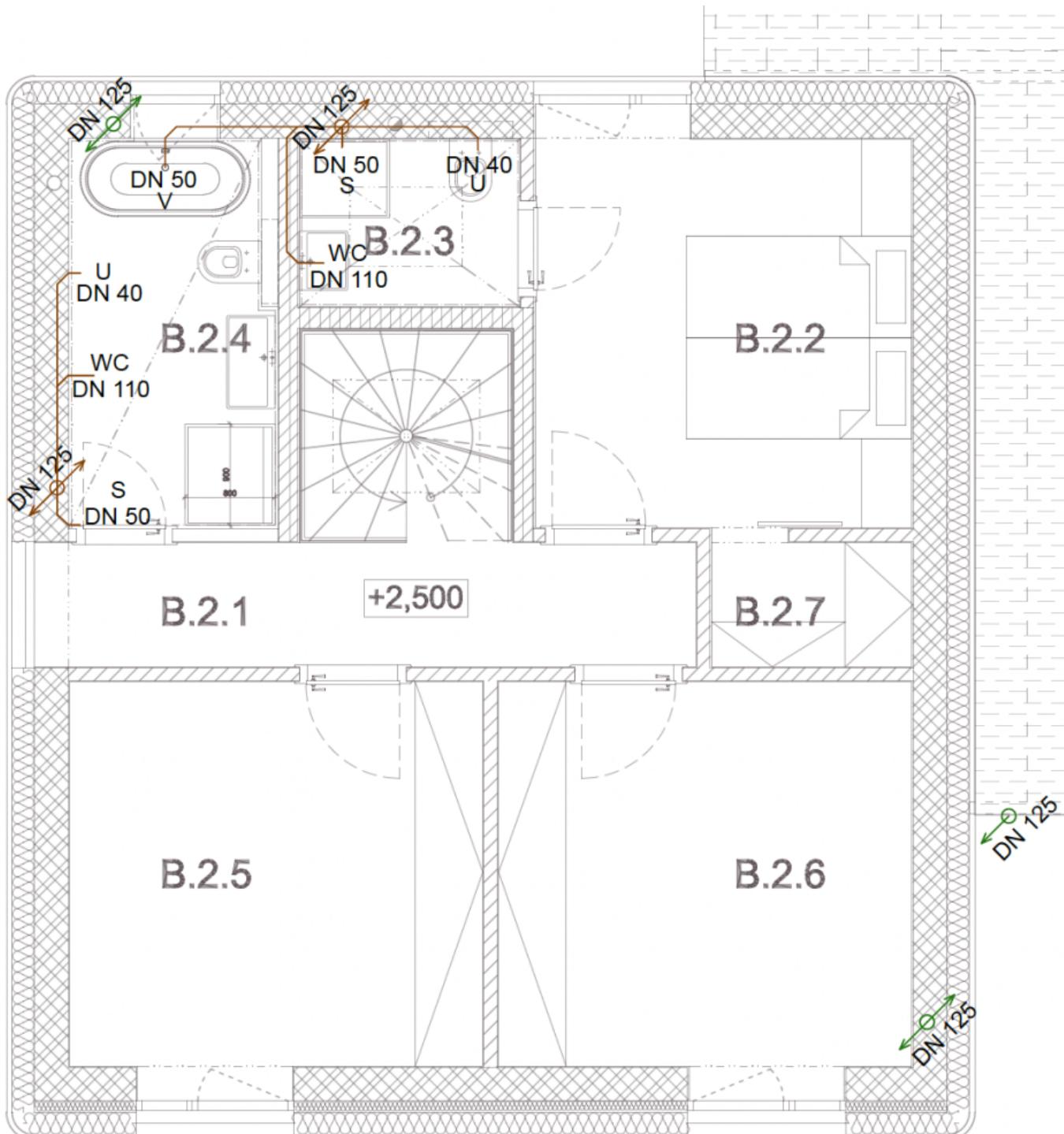




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SO B