



Apartment Three-bedroom (4+kk)

€ 571 076 | CZK 13 900 000

139 m², Prague 9, Kbely, Semilská



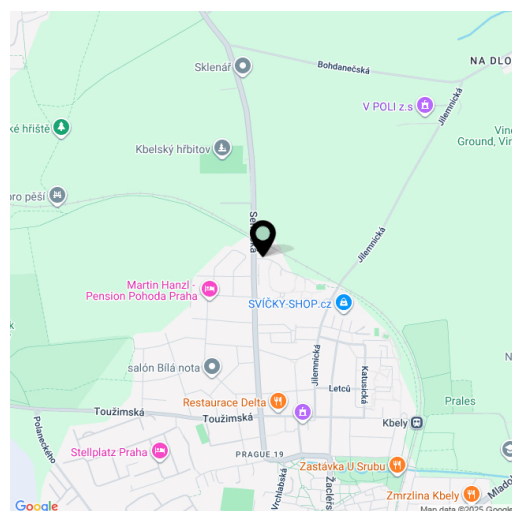


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Total area	139 m²
Parking	2 garage parking space
Cellar	Yes
PENB	B
Reference number	108886



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This spacious air-conditioned family apartment with far-reaching views and 2 garage parking spaces is located in a residential project built in 2000 on the edge of a forest park and golf course in Prague-Kbely, just a 10-minute bus ride from the Letňany metro station.

The practical layout of this attic apartment, situated on the 3rd floor of a **building without an elevator**, consists of a living room with an adjoining kitchen and dining area, two bedrooms, a smaller bedroom/study, a **walk-in closet**, a bathroom (with a walk-in shower and double sinks), a separate toilet, a utility room, and a spacious entrance hall.

The building was completed in 2000, is insulated, has new waterproofing, renovated common areas, replaced risers, and new plastic windows. The apartment was **fully renovated** in 2015. Floors are vinyl, doors are lacquered frameless, walls have **polished decorative finishes**, the entire apartment is **air-conditioned**, bathrooms feature electric underfloor heating, and heating is provided by district heating. The custom-made kitchen is fitted with a **ceramic worktop**, **wine cooler**, new refrigerator, **steam oven**, and other built-in Bosch appliances. The purchase price includes **custom-made furnishings**, **2 garage parking spaces**, and a **large corner cellar**. Residents of the building can also use a **pram room**, and the house is monitored by a **camera security system**.

Within about a 10-minute walk, there is a kindergarten and elementary school, with a **high school**, grocery store, polyclinic, restaurants, **sports hall**, and an **18-hole golf course** also nearby. Public transport is provided by buses from a nearby stop, with a metro station just 10 minutes away by bus. A nearby railway stop offers a direct train connection to the city center (**Masaryk Railway Station**), and easy car access is provided by the D8 and D10 highways and Prague Ring Road. The area is enhanced by **several parks**, including Prales Park, Vnoř Park, and the Letňany Forest Park.

Floor area 138.98 m².



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