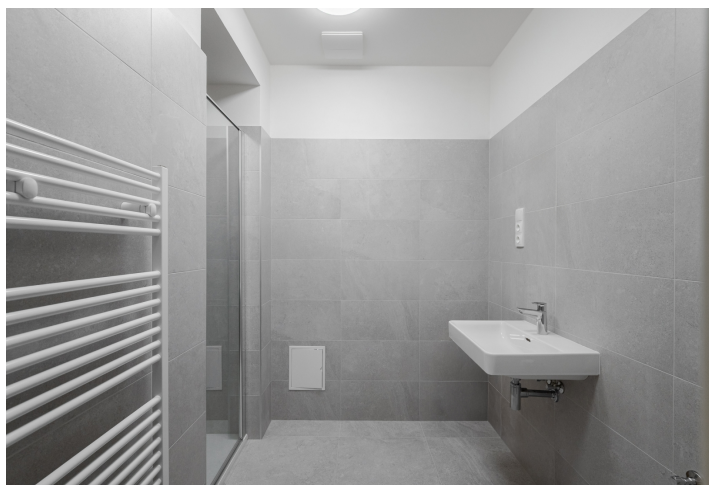




## Apartment One-bedroom (2+kk)

€ 365 653 | CZK 8 900 000

52.28 m<sup>2</sup>, Prague 5, Košíře, Plzeňská





# Apartment One-bedroom (2+kk)

€ 365 653 | CZK 8 900 000

52.28 m², Prague 5, Košíře, Plzeňská

|                  |        |
|------------------|--------|
| Total area       | 52 m²  |
| Parking          | -      |
| Cellar           | Yes    |
| PENB             | D      |
| Reference number | 109331 |

This new one-bedroom apartment with views of a green hillside is located on the 3rd floor of a thoroughly renovated apartment building with an elevator. The Plzeňská 171 residential project, situated in Prague's Košíře district, meets modern standards for high-quality living in a sought-after location with all amenities within easy reach.

The layout of the apartment includes a living room with a kitchen, a bedroom, a bathroom with a shower, sink, and washing machine connection, a separate toilet, as well as an entrance hallway. The apartment comes with a cellar located in the building's lower level.

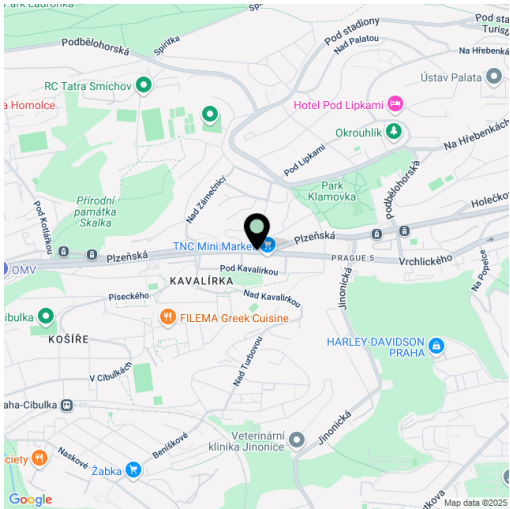
The apartment features high-quality standards, including oak-effect vinyl flooring, historic-style panelled interior and entrance doors, La Ceramica Trust tiles and wall cladding, Grohe bathroom fixtures, and a KORADO heated towel rail. Fresh air supply is provided by a heat recovery ventilation system.

Košíře retains a community-oriented atmosphere with abundant greenery, kindergartens, elementary schools, and high schools. The neighborhood offers cafés, restaurants, shops, a supermarket, and the Kavalírka cinema. Natural areas such as the nearby Košíře-Motol and Skalka parks are complemented by the well-maintained Klamovka Garden with a gymnasium and children's playground. Excellent transport accessibility is ensured by a tram and bus stop just one minute from the building. The bustling Anděl district is reachable in 6 minutes by car or 10 minutes by public transport.

The presentation includes visualizations.

Floor area 52.28 m², cellar.

Asking price already includes VAT at the statutory rate.



\* 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.



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Byt 10

4. NP · 2+kk · 52,28 m²

|                   |                                      |          |
|-------------------|--------------------------------------|----------|
| 4.2.1             | Předstíh                             | 8,95 m²  |
| 4.2.2             | Obývací pokoj<br>s kuchyňským koutem | 21,05 m² |
| 4.2.3             | Ložnice                              | 13,83 m² |
| 4.2.4             | Koupelna                             | 4,78 m²  |
| 4.2.5             | WC                                   | 1,73 m²  |
| Svislé konstrukce |                                      | 1,94 m²  |
| PODLAHOVÁ PLOCHA  |                                      | 52,28 m² |

Posice bytu  
v rámci domu

Umístění bytu  
na patře

PLZEŇSKÁ