



## Apartment One-bedroom (2+kk)

Sold

46.23 m², Prague 5, Košíře, Plzeňská





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Total area	48 m²
Floor area*	46 m²
Balcony	2 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	109349

This new one-bedroom apartment with a balcony facing the courtyard and a cellar is located on the 4th floor of the soon-to-be-completed Plzeňská 171 residential project in Košíře.

The layout of the apartment includes a **south-facing** living room with a kitchen and access to a **balcony**, a bedroom, a bathroom with a shower, sink, toilet, and washing machine connection, as well as an entrance hallway. The apartment comes with a **cellar** located in the fully renovated apartment building equipped with an **elevator**.

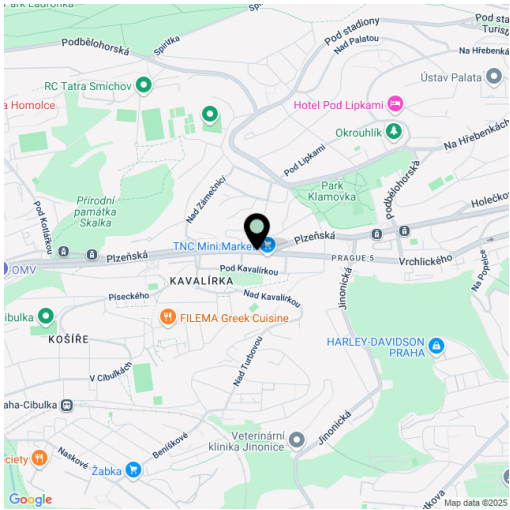
The apartment features high-quality standards, including oak-effect vinyl flooring, historic-style panelled interior and entrance doors, La Ceramica Trust tiles and wall cladding, **Grohe** bathroom fixtures, and a **KORADO** heated towel rail.

**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 46.23 m², balcony 2.2 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 16

5. NP · 2+kk · 46,23 m²

5.4.1	Předstíh	7,25 m²
5.4.2	Obývací pokoj s kuchyňským koutem	18,16 m²
5.4.3	Ložnice	14,34 m²
5.4.4	Koupelna	4,95 m²
Svislé konstrukce		1,63 m²
5.4.5	Balkon	2,52 m²
PODLAHOVÁ PLOCHA		46,23 m²

Poloha bytu  
v rámci domuUmístění bytu  
na patře

PLZEŇSKÁ

