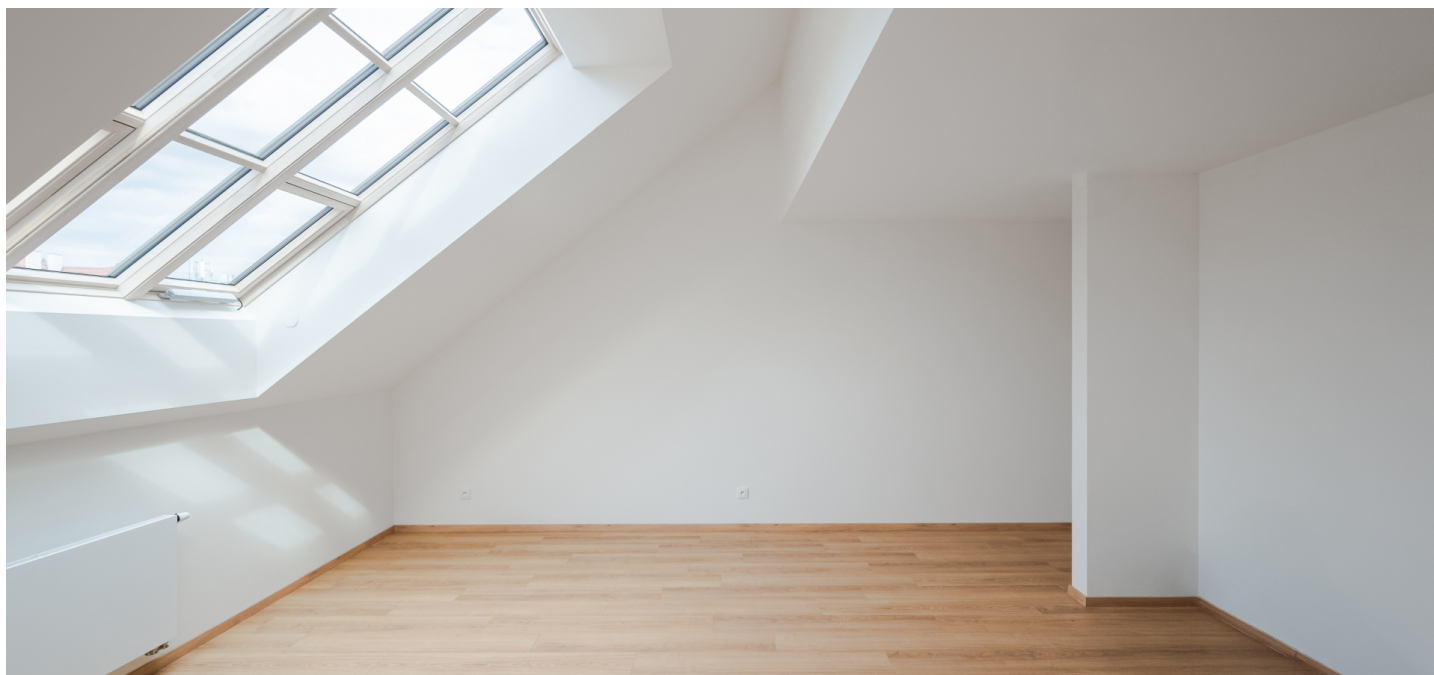




## Apartment One-bedroom (2+kk)

59.1 m², Prague 5, Košíře, Plzeňská

€ 435 497 | CZK 10 600 000



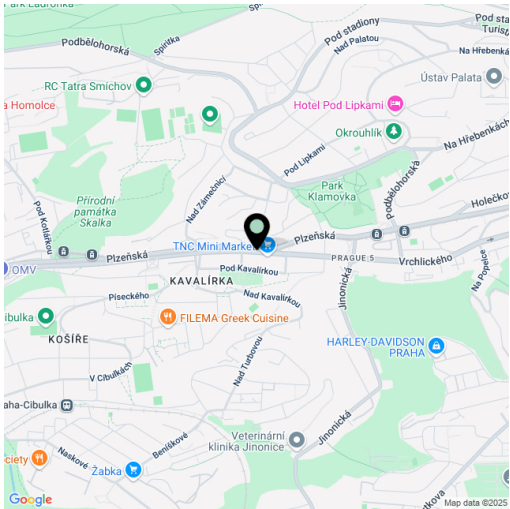


# Apartment One-bedroom (2+kk)

€ 435 497 | CZK 10 600 000

59.1 m², Prague 5, Košíře, Plzeňská

|                  |        |
|------------------|--------|
| Total area       | 59 m²  |
| Parking          | -      |
| Cellar           | Yes    |
| PENB             | D      |
| Reference number | 109352 |



\* 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 new one-bedroom apartment with views of a green hillside is located on the 5th 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 residential unit includes a living room with a kitchen, a bedroom, a bathroom with a bathtub, sink, toilet, and washing machine connection, a storage room, 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 59.10 m², cellar.

Asking price already includes VAT at the statutory rate.



Apartment One-bedroom (2+kk)

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59.1 m², Prague 5, Košíře, Plzeňská

# Byt 18

6. NP · 2+kk · 59,10 m²

|                   |                                   |          |
|-------------------|-----------------------------------|----------|
| 6.2.1             | Předsiň                           | 5,63 m²  |
| 6.2.2             | Obývací pokoj s kuchyňským koutem | 27,81 m² |
| 6.2.3             | Ložnice                           | 16,86 m² |
| 6.2.4             | Koupelna s WC                     | 4,34 m²  |
| 6.2.5             | Sklad                             | 1,93 m²  |
| Svislé konstrukce |                                   | 2,53 m²  |
| PODLAHOVÁ PLOCHA  |                                   | 59,10 m² |

Pozice bytu v rámci domu

Umístění bytu na patře



PLZEŇSKÁ