



## Apartment Four-bedroom (5+kk)

€ 809 700 | CZK 19 700 000

108.95 m², Prague 5, Košíře, Plzeňská





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|                  |        |
|------------------|--------|
| Total area       | 120 m² |
| Floor area*      | 109 m² |
| Balcony          | 2 m²   |
| Terrace          | 9 m²   |
| Parking          | -      |
| Cellar           | Yes    |
| PENB             | D      |
| Reference number | 109354 |

This new over 100 m² duplex apartment with a terrace and balcony facing the courtyard is located on the top floors of the soon-to-be-completed Plzeňská 171 residential project in Košíře. Final interior finishes can be customized according to the preferences of the future owner.

The entry level on the 5th floor includes a bedroom with access to a balcony , a second bedroom, a bathroom with a bathtub, toilet, and washing machine connection, and a staircase hall. The main living area is located on the upper floor, featuring a south-facing living room with a kitchen and access to a terrace, two additional bedrooms, a hallway, and a bathroom with a walk-in shower. The apartment also comes with a cellar, located in the basement of a fully renovated apartment building with an elevator.

The apartment will feature 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. As part of the premium upgrade options available for an additional cost, buyers can choose three-layer wooden floors, tiles and wall coverings by Italian manufacturer Marazzi, and Hansgrohe faucets.

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.

\* 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.

The presentation includes visualizations.

Floor area 108.33 m², terrace 8.8 m², balcony 2.2 m², cellar.

Asking price already includes VAT at the statutory rate.



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Byt 20

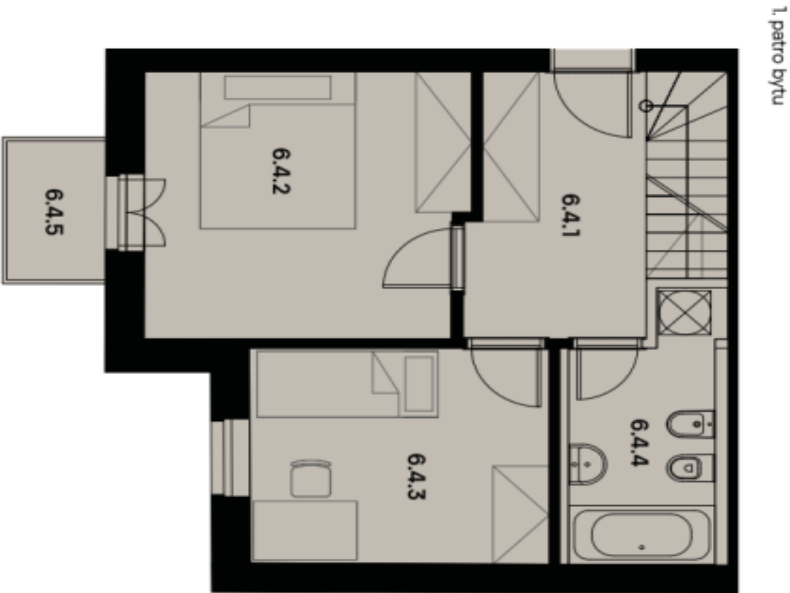
6. NP · mezonet

5+kk · 108,95 m²

|                   |                                   |           |
|-------------------|-----------------------------------|-----------|
| 6.4.1             | Předsín                           | 10,28 m²  |
| 6.4.2             | Ložnice                           | 13,34 m²  |
| 6.4.3             | Pokoј                             | 9,67 m²   |
| 6.4.4             | Koupelna s WC                     | 5,66 m²   |
| 7.2.1             | Obývací pokoј s kuchyňským koutem | 33,04 m²  |
| 7.2.2             | Chodba                            | 5,17 m²   |
| 7.2.3             | Pokoј                             | 10,73 m²  |
| 7.2.4             | Pokoј                             | 12,70 m²  |
| 7.2.5             | Koupelna s WC                     | 4,43 m²   |
| Svislé konstrukce |                                   | 3,93 m²   |
| 6.4.5             | Balkon                            | 2,52 m²   |
| 7.2.6             | Terasa                            | 8,53 m²   |
| PODLAHOVÁ PLOCHA  |                                   | 108,95 m² |

Posice bytu v rámci domu

Umístění bytu na patře





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7. NP · mezonet

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|                   |                                   |           |
|-------------------|-----------------------------------|-----------|
| 6.4.1             | Předstřih                         | 10,28 m²  |
| 6.4.2             | Ložnice                           | 13,34 m²  |
| 6.4.3             | Pokoј                             | 9,67 m²   |
| 6.4.4             | Koupelna s WC                     | 5,66 m²   |
| 7.2.1             | Obývací pokoј s kuchyňským koutem | 33,04 m²  |
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