



Apartment Two-bedroom (3+kk)

Sold

86 m², Prague 4, Krč, V Štíhlách





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| | |
|------------------|------------------------|
| Total area | 94 m² |
| Floor area* | 86 m² |
| Balcony | 9 m² |
| Parking | 1 garage parking space |
| Cellar | 3 m² |
| PENB | C |
| Reference number | 109432 |

The partially furnished, bright apartment with a balcony overlooking a park also includes a cellar and an indoor parking space. It benefits from a convenient location close to public transport, shops, and the well-known Kunratice Forest, which offers numerous leisure activities. The future Nové Dvory station on the new metro D line will be just a few minutes' walk from the apartment.

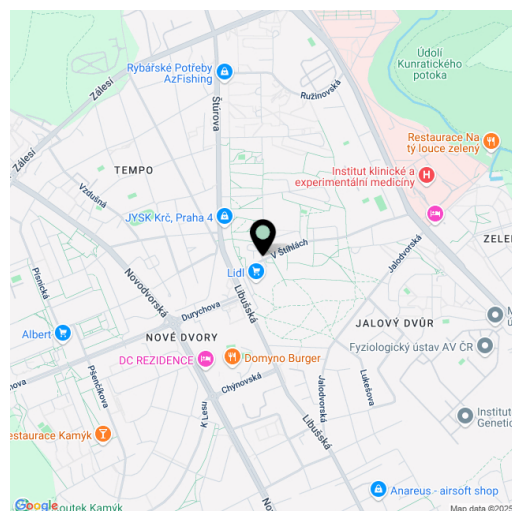
The spacious apartment is located on the 5th floor of a residential building with an elevator and is laid out as follows: a south-facing living room with a kitchen and access to the balcony, two bedrooms, a bathroom with a bathtub, a separate toilet, a storage room, and an entrance hall. The price includes one parking space in the underground garage and a cellar unit.

The apartment is being sold partially furnished. The windows are plastic with double glazing, and the living areas feature floating **wooden floors**, while the entrance hall and bathroom are tiled. The kitchen is equipped with built-in appliances but would benefit from renovation. Heating is provided by a central district heating system with distribution to radiators. The residential building, completed in 2009, is secured by a camera system.

The Krč neighborhood boasts excellent infrastructure and public transport accessibility. Everything needed for everyday life is nearby – schools, kindergartens, sports facilities, playgrounds, shops, restaurants, a post office, and a hospital. A bus stop with direct service to **Kačеров metro station (line C)** is just a 2-minute walk from the building. Thanks to the future metro D line, which will include the nearby Nové Dvory station, travel time to the city center will be significantly reduced, further increasing the area's attractiveness. At the same time, the surrounding area offers ideal conditions for relaxation and escaping the bustle of the city – the nearby **Kunratice Valley Nature Park (Údolí Kunratického potoka)**, covering 300 hectares, is a popular spot for walking (including past the mouflon enclosure) and cycling.

Floor area 85.

68 m², balcony 8.56 m², cellar 2.78 m².



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



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Byt 3+kk

5. NP

| | | |
|---------------------|--------------------|----------|
| 1 | Předsíň | 14,94 m² |
| 2 | Komora | 2,07 m² |
| 3 | WC | 1,76 m² |
| 4 | Koupelna | 4,28 m² |
| 5 | Ložnice | 12,52 m² |
| 6 | Ložnice | 19,39 m² |
| 7 | Obývací pokoj + KK | 30,72 m² |
| 8 | Balkón | 8,56 m² |
| Užitná plocha bytu | | 85,68 m² |
| Celková plocha bytu | | 90,71 m² |

