



Apartment One-bedroom (2+kk)

€ 579 293 | CZK 14 100 000

80.7 m², Prague 5, Radlice, Lučištníků





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Total area	106 m²
Floor area*	81 m²
Terrace	25 m²
Front garden	25 m²
Parking	Garage parking space
Cellar	4 m²
PENB	B
Reference number	109595

This air-conditioned apartment with a front garden and garage parking space is part of an energy-efficient residence from 2024, set in a pleasant residential neighborhood near **Dívčí hrady**, within walking distance of the **Radlická** metro station.

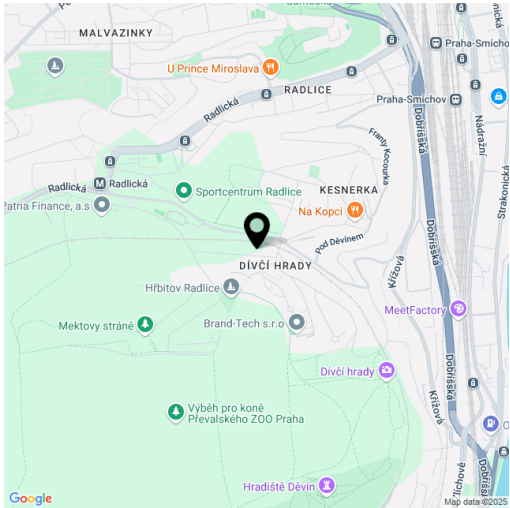
The apartment, located on the ground floor, has a layout consisting of a living room with an open plan kitchen and dining area, a bedroom with a built-in **work corner**, a bathroom (with a shower and toilet), a **walk-in closet**, and an entrance hall. A **50.5 m² front garden**, accessible from both rooms, is attached to the apartment.

High-quality features include **oak floors**, French windows with double glazing and **external blinds**, **air-conditioning**, and fiber-optic internet. The kitchen was custom-made, and the appliances (including a wine cooler) are from **Siemens** and **Bosch**. The furniture comes from Italian, French, and German manufacturers. The garden is equipped with an **automatic irrigation system**, and a **pergola** provides shade and privacy. The purchase price includes a **garage parking space** and a **cellar**, both accessible by **elevator**.

This energy-efficient residence from 2024 is adjacent to a villa neighborhood and located about a 5-minute walk from the **Radlická** metro station, with a bus stop also nearby. The area offers excellent amenities, including a sports complex with a **swimming pool**, **tennis courts**, **fitness** and **wellness** facilities, restaurants, a grocery store, and a kindergarten. One of the major advantages of the location is the **surrounding nature**: a short walk past a wild horse enclosure leads to the **Prokopské Valley**. The **Ctírad natural monument** and the wooded **Brabenec hill** are also close-by.

The price does not include interior furniture, which may be purchased separately upon agreement.

Floor area 80.7 m², garden 50.5 m² (of which the terrace is 25.4 m²), cellar 3.9 m².



* 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.