



## Apartment Two-bedroom (3+kk)

€ 1 150 370 | CZK 28 000 000

157.2 m<sup>2</sup>, Praha-východ, Popovičky, U Golfu





## Apartment Two-bedroom (3+kk)

€ 1 150 370 | CZK 28 000 000

157.2 m², Praha-východ, Popovičky, U Golfu

Total area	195 m²
Floor area*	157 m²
Terrace	38 m²
Parking	Yes
Cellar	Yes
PENB	B
Reference number	110643

In the prestigious Oaks Prague district in Popovičky, the new modern U Golfu Residence has been developed featuring a spacious two-bedroom apartment with an exceptional view of the best golf course in the Czech Republic—the only one licensed by PGA National—guaranteeing the highest international standards. The apartment, located on the 3rd floor, is offered in a white walls state, and the price includes two parking spaces and a cellar.

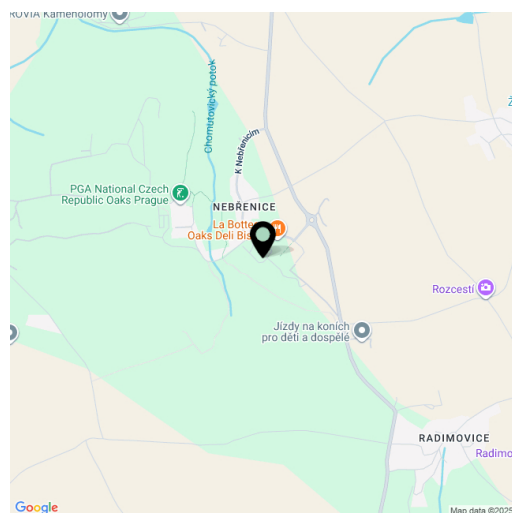
The floor area of 157.2 m² is divided into a **south-facing** living room with a dining area and open plan kitchen, a master bedroom with a walk-in closet and an **en-suite bathroom** equipped with a shower, bathtub, and toilet, and a second bedroom. The layout is complemented by a second bathroom with a shower and toilet, a utility room, a storage room, a **walk-in closet** by the entrance, and a separate guest toilet. Each room has access to its **own terrace**.

The apartment's high-standard facilities include **underfloor heating**, a security entrance door, an intelligent ventilation and heating system, **cooling ceilings**, a preparation for a security system, and premium bathroom fixtures (Villeroy & Boch, Kaldewei, Huppe, Duravit, etc.). **Energy-efficient heating** is provided by a ground-source heat pump. The complex is secured by an **advanced protection system** and **on-site security**.

Residents of the project, designed by a world-renowned architect, have access to a **reception**, and a **wellness** and fitness club with a gym, sauna, and areas for yoga and cardio exercise. A package of **premium concierge services** enhances comfort and includes cleaning, regular maintenance, garden care, parcel pickup, and grocery delivery.

The estate features an Italian restaurant, a golf club, a **golf course**, running and cycling trails, a **kindergarten**, tennis courts, and equestrian facilities. A wide range of shopping options is available within a short drive, including the **Westfield Chodov** shopping center and Čestlice retail and entertainment zone, along with many high-quality dining venues. Prestigious international schools such as the **Sunny Canadian School** and **Open Gate** are nearby. A bus stop with connections to the **Opatov metro station** is located right by the complex, and driving is convenient thanks to quick access to the D1 highway and Prague Ring Road, both about 10 km away.

Floor area 157.2 m², terraces 37.8 m², 13.7 m², and 5.9 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.





Apartment Two-bedroom (3+kk)

€ 1 150 370 | CZK 28 000 000

157.2 m², Praha-východ, Popovičky, U Golfu

Rezidence u golfu Golf View Apartments Byt č.   Apartment No. 9		
Architekt Architect	Meier Partners	
Dispozice Layout	3+KK	
Podlaží Level	4.NP	
Celková užitná plocha Total internal area		142,7 m²
Celková podlahová plocha Total external area		157,2 m²

01	Obývací pokoj + kuch. kout. Living room + kitchen corner	58,5 m²
02	Chodba Corridor	9,8 m²
03	Sálna Cockroom	8,0 m²
04	WC Toilet	2,6 m²
05	Komora Pantry	0,9 m²
06	Technická místnost Utility room	2,2 m²
07	Koupelna + WC Bedroom + toilet	5,4 m²
08	Pokoj Bedroom	17,6 m²
09	Pokoj Bedroom	19,1 m²
10	Sálna Cockroom	7,9 m²
11	Koupelna + WC Bedroom + toilet	10,7 m²
12	Terasa Terrace	37,8 m²

