



## Apartment Two-bedroom (3+kk)

Sold

74 m<sup>2</sup>, Prague 9, Čakovice, Rýnská



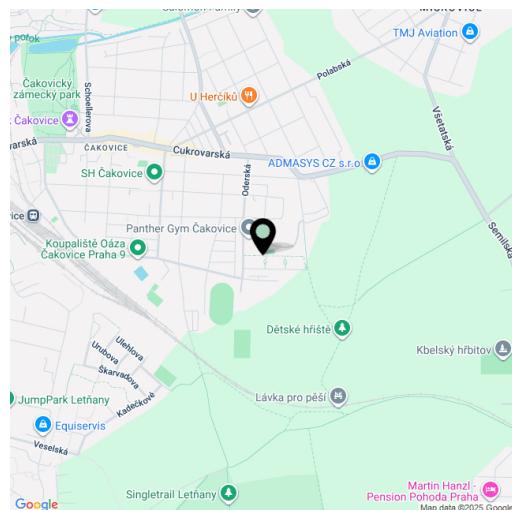


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Total area	85 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Garage parking space
Cellar	3 m <sup>2</sup>
PENB	C
Reference number	110697



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This apartment with a practical layout, a large balcony, and a garage parking space is part of a residential project consisting of smaller apartment buildings in Prague's Čakovice district, just 25 minutes by train from the city center.**

The apartment, located on the ground floor of a three-story building, comprises a living room with an open plan kitchen and dining area, two bedrooms, a bathroom (with a bathtub and a niche for a washer and dryer), a separate toilet, and an entrance hall. Both the living room and one of the bedrooms provide access to **an east-facing balcony** overlooking **greenery**.

**The residential project** was completed in 2011. The apartment features laminate and tiled floors, and the windows and balcony doors are fitted with **safety films**. The **Hanák** kitchen is equipped with built-in appliances, including an induction hob, dishwasher, electric oven, fridge-freezer, and extractor hood. The apartment also includes **built-in storage** (shoe cabinet, coat rack, wardrobe) and a workspace. Heating is provided via a central gas boiler. The purchase price includes a **garage parking space** and a **cellar**. Residents also have access to a **private park**, a lockable **children's playground**, and a **pram room**.

The building is located on a quiet one-way street in a **prime area**, close to all civic amenities, including schools from a kindergarten to **high school**. Nearby are a **forest park**, **swimming pool**, tennis courts, and other sports facilities, with **bike paths** throughout the area. Excellent transport connections are available via train, bus, and trolleybus, with just a 25-minute train ride to the city center's main station. Easy access to the D8 highway makes traveling by car convenient.

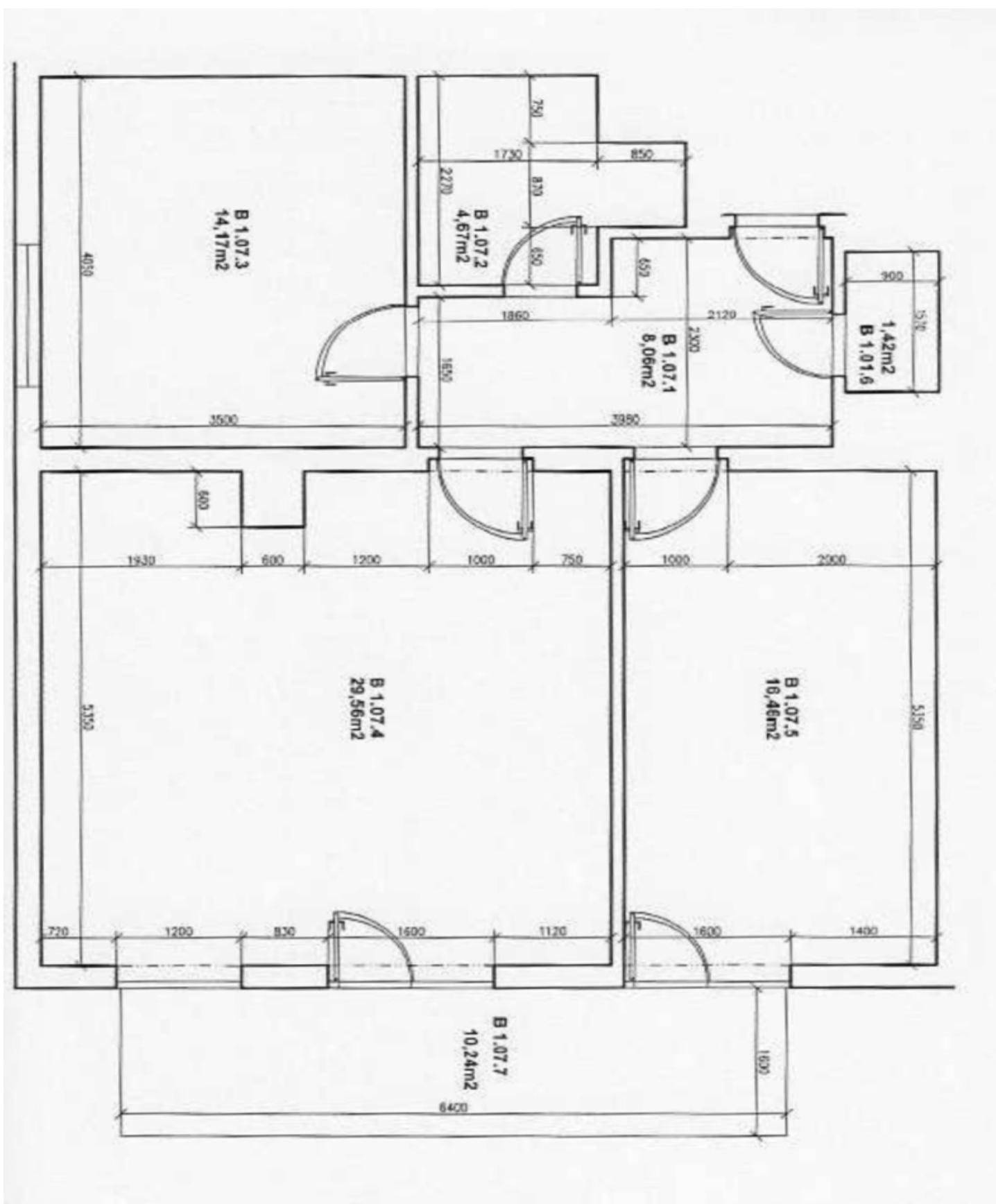
Floor area 74.34 m<sup>2</sup>, balcony 10.24 m<sup>2</sup>, cellar 2.87 m<sup>2</sup>.



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