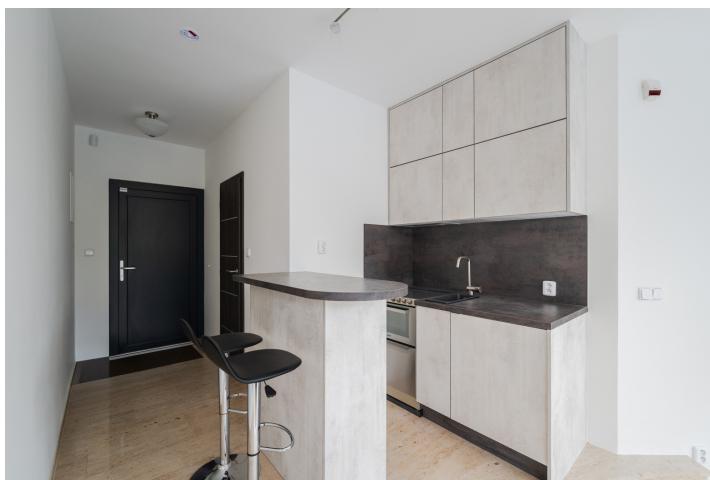




## Apartment Studio (1+kk)

€ 164 643 | CZK 4 000 000

34.6 m<sup>2</sup>, Praha-východ, Mukařov, Lipová



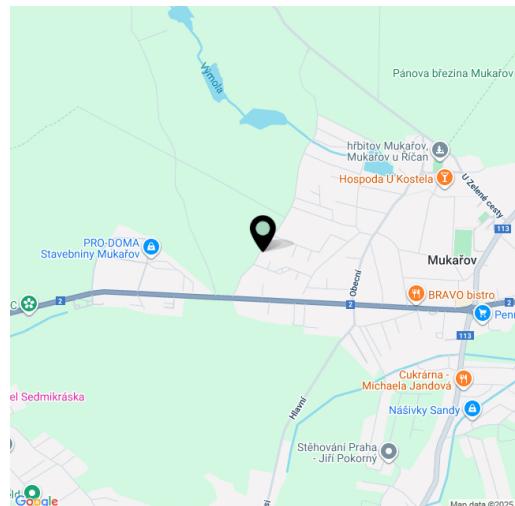


## Apartment Studio (1+kk)

34.6 m<sup>2</sup>, Praha-východ, Mukařov, Lipová

€ 164 643 | CZK 4 000 000

Total area	35 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	110855



\* 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.

**This atypical studio apartment with a shared swimming pool is located in a building with three residential units, in a quiet location by a forest in the village of Mukařov, near Říčany.**

The ground-floor apartment offers a distinctive **circular living space** with a kitchenette, a bathroom (with a shower, sink, and toilet) and an entrance area. The unit is also suitable for use as **an office**.

This house with three owners was built in 2000. The interior features **natural travertine floors**, French windows with triple glazing and **adjustable blinds** providing either an open view or full privacy. The custom-made kitchen is fitted with Candy appliances, including a ceramic hob, electric oven, and compact dishwasher. Heating is provided by a Protherm gas boiler, and the apartment is equipped with a security and **camera system** with a motion sensor. The property includes a **cellar** suitable for bike storage and a one-third share of a terrace with a **swimming pool**. Convenient on-street parking is available right outside the property.

Located on a quiet side street, the property offers a **peaceful countryside atmosphere**. Its position next to the **Janovický Forest** provides opportunities for walks, cycling, and dog walking, while essential amenities are within easy reach. Regular bus connections link the area with Říčany and Prague, and by car there is convenient access to the D1 highway and Prague Outer Ring Road.

Floor area 34.6 m<sup>2</sup>.



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