



Apartment One-bedroom (2+kk)

€ 323 112 | CZK 7 850 000

51.4 m², Prague 9, Prosek, Valečovská





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|------------------|---|
| Total area | 51 m² |
| Front garden | 47 m² |
| Parking | Covered parking space in an adjacent building |
| Cellar | 4 m² |
| PENB | G |
| Reference number | 110939 |

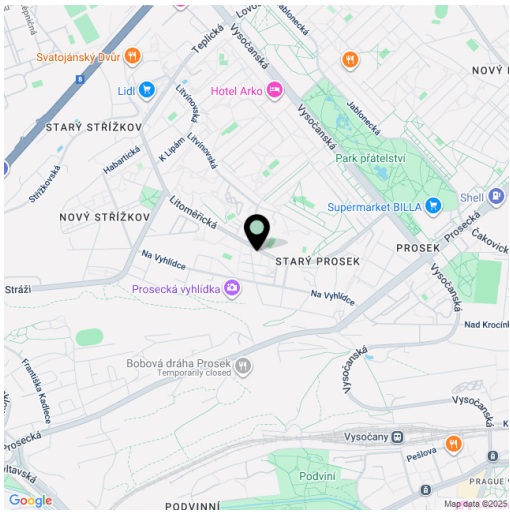
This apartment with a garage parking space and private front garden, offering pleasant privacy thanks to a tall hedge, is part of a modern residential project set in a quiet area near the Prosecké Skály nature monument and historic core of the district, just a few minutes’ walk from the Prosek metro station.

The entire apartment faces the **front garden**. The layout includes a living room with a kitchenette, one bedroom, a bathroom (with a bathtub), a separate toilet, and an entrance hall. The living room has access to a **wooden garden terrace**, and the bedroom also opens onto the private **front garden**.

The residential project was completed in 2009. Standard facilities include laminate floors, tiles, a security entrance door, and French windows with safety **shutters**. The apartment is equipped with a fully fitted kitchen and built-in wardrobes. **The apartment is suitable for reconstruction/modernization**. The purchase price includes a **covered parking space** and a **cellar**. Entry to the building is via a security **chip system**, and residents have access to a **private garden** and a **children’s playground**.

The neighborhood provides full civic amenities—within a short walking distance is a kindergarten, elementary school, and **high school**, as well as shops, restaurants, a pharmacy, and several playgrounds. The Prosek metro station is just a few minutes’ walk away, and a bus stop is located nearby. The area is characterized by **abundant greenery**, including the **Prosecké Skály monument**, the **Máchalka Vineyard**, and **Friendship Park (Park Přátelství)**.

Floor area 51.4 m², cellar 4.2 m², front garden 47 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.



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