



## Apartment One-bedroom (2+kk)

Sold

50.9 m<sup>2</sup>, Prague 5, Sobín, Želetická



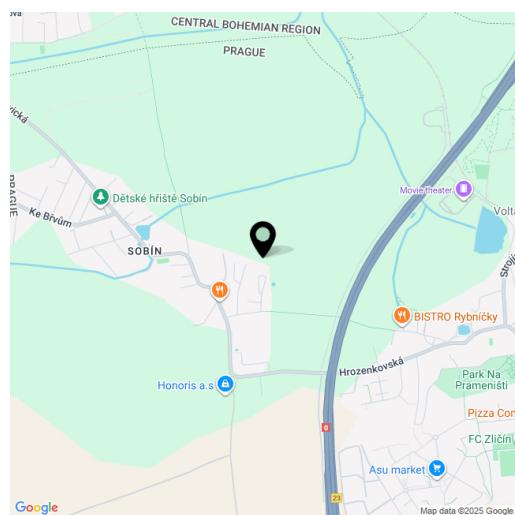


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Total area	62 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Garage parking space
Cellar	-
PENB	B
Reference number	111164



\* 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 apartment with a terrace, garage parking space, and a partially furnished interior finished to a high standard is part of an energy-efficient residential building within a modern complex located near the Zličín metro station and Hostivické Ponds nature reserve.**

The floor area of the apartment, located on the 2nd floor, is divided into a living room connected to a kitchen and dining area, one bedroom, a bathroom (with a toilet, shower, and washing machine), an entrance hall, and a storage room. The living room provides access to a terrace with lovely long-range views.

The residential building was completed in 2020. The apartment features **wooden floors, external window blinds**, and gas heating. The kitchen is fully equipped with **Siemens** appliances, the living room includes a **wine cooler**, and there are built-in wardrobes in the hallway, bedroom, and bathroom. The apartment comes with a **garage parking space**. The well-maintained building is equipped with an **elevator** and a **camera security system** for residents' safety.

Formerly a village and now part of Prague, Sobín offers a pleasant residential environment on the outskirts of the city, while remaining within easy reach of all amenities. There is a restaurant and grocery shop in the neighborhood, with full civic amenities just a few minutes away by car or bus. The **Zličín shopping center** and **metro station** can be reached in 8 minutes, and **Prague Airport** is also within quick driving distance. The area is enhanced by **bike paths, well-kept greenery**, and the nearby Hostivické Ponds nature reserve.

Floor area 50.9 m<sup>2</sup>, terrace 11.4 m<sup>2</sup>.



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