



## Apartment Three-bedroom (4+1)

Sold

144 m<sup>2</sup>, Prague 10, Benice





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Total area	144 m <sup>2</sup>
Parking	2 outdoor parking spaces
Cellar	-
PENB	G
Reference number	34143

\* 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 newly built duplex apartment with a terrace is part of a recently finished low-energy apartment building with only 3 units. It is set in a quiet location on the outskirts of Prague 10 - Benice, in the middle of the Botič-Milíčov Nature Park.**

The layout consists of a living room with access to the **garden terrace** and adjoining dining room with a preparation for a kitchen. There is also a study, a bathroom (with a shower), and a hallway. In the attic, there are 2 bedrooms and a central bathroom with a shower, bathtub, toilet, and 2 sinks.

Standard facilities include **wooden floors**, windows with dark coloured plastic frames and **triple-glazed panes**, air circulation and **recuperation systems**, or security entry doors. The unit comes with **2 outdoor parking spaces**.

In the immediate vicinity, there is a **fitness and wellness center**, a swimming pool, a restaurant, and a playground, as well as a **bilingual kindergarten** or library. An elementary school, shops, and medical and other services are in Uhříněves, which you can get to within a few minutes by car or bus. There is also a direct train connection to the city center. The large Čestlice shopping and entertainment zone or the **International Sunny Canadian School** are within a short driving distance. There are several hiking trails in the surrounding area, which is part of the **Botič-Milíčov Nature Park**.

Floor area 144 m<sup>2</sup>, garden 240 m<sup>2</sup>.

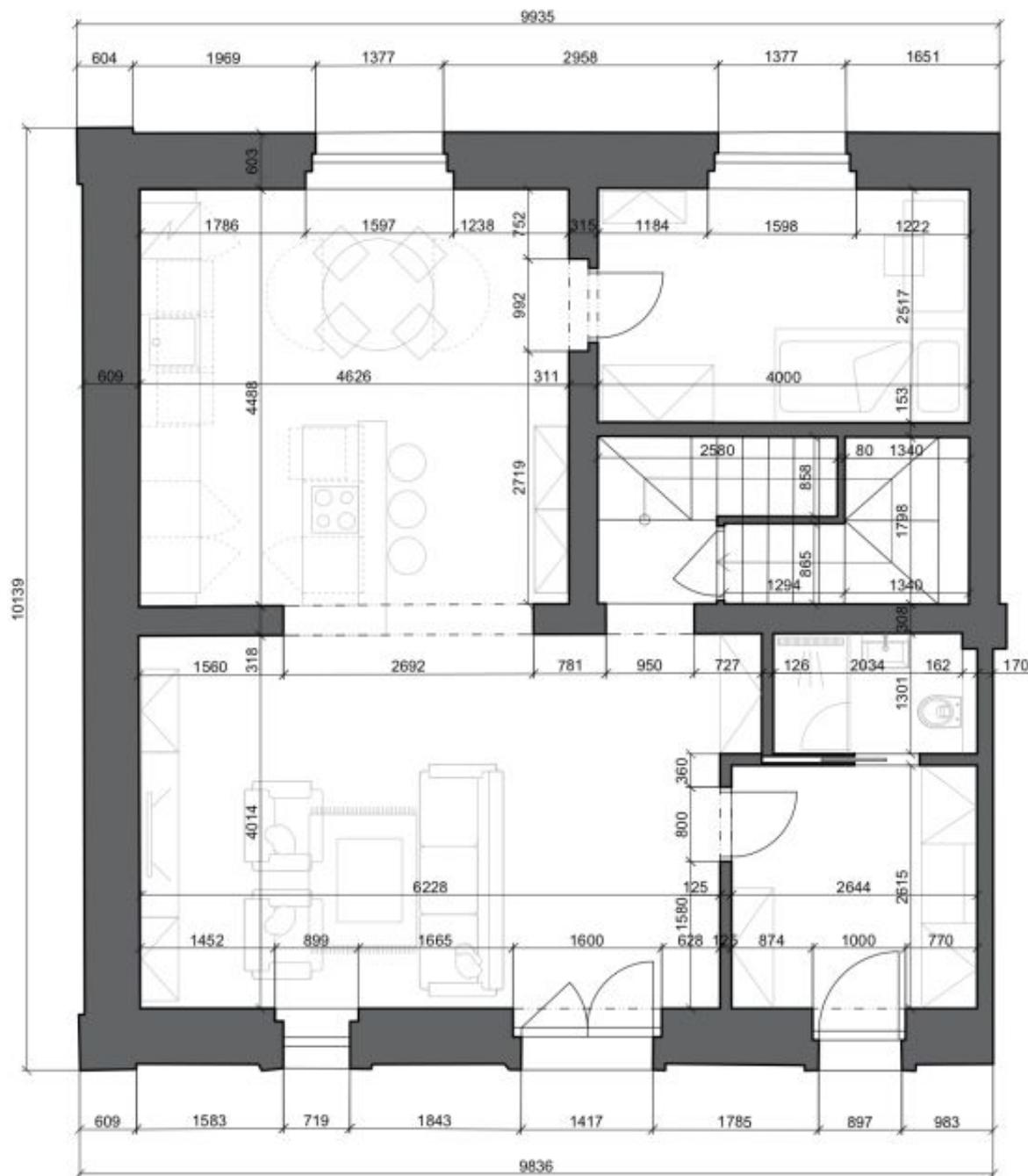


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## PŮDORYS PŘÍZEMÍ





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PŮDORYS PODKROVÍ

