



Apartment Two-bedroom (3+kk)

Sold

84.5 m², Prague 10, Uhlířněves, Za Lípou



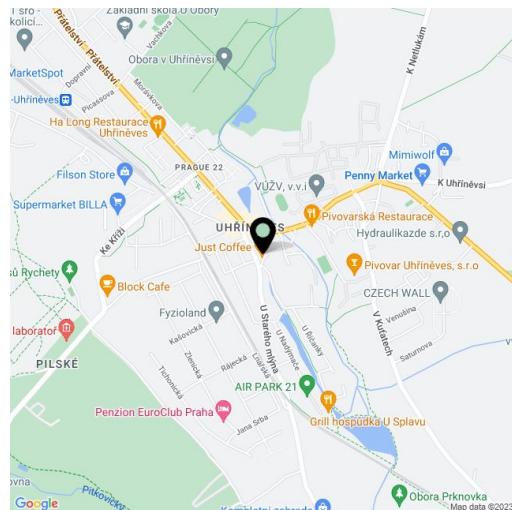


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Total area	102 m ²
Floor area*	85 m ²
Balcony	17 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	4 000 CZK monthly
PENB	B
Reference number	34895



* 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 new bright apartment is the answer to the question of how to find a compromise between living in the city while at the same time close to nature. Its large windows and terrace provide gorgeous views of a peaceful area. The location offers full civic amenities and easy access to the city center.

This low-energy apartment with a total floor area of **84.5 sq. m.** on the 2nd floor of an apartment building approved in 2018 consists of a large living room, a high-end kitchen with a dining area and direct access to the 17 sq. m. terrace with a seating area. The apartment has two bedrooms, a main bathroom, and a guest toilet. **The terrace, kitchen, and one of the rooms face southwest.**

Facilities include a vinyl heated floor, double plastic windows with security foil, and a fully equipped kitchen with **Siemens** appliances. In the hall and living room there are cement screed walls and wood paneling in the living room. The bathroom has a bathtub and Jika faucet, Rako tiles and vinyl flooring. **Air-conditioning** in the kitchen cools down and warms the whole apartment. **The exterior awnings** in the kitchen and bedroom protect residents from excessive sunlight. The apartment is equipped with **Philips HUE** smart lighting (you can control all of the lights in the living room with a smartphone), secured by an **alarm**, and equipped with a safe. **All of the equipment and furniture is included in the purchase price.** The apartment comes with a **garage parking space** and a cellar.

The location provides the comfort of having all services at your fingertips. Nearby, there is a kindergarten and elementary school, and many shops, cafes, and restaurants. The surrounding area offers many opportunities for sports and relaxation. The **Obora natural monument in Uhříněves** and **Nadýmač pond** are both within walking distance.

Interior 84.5 m², terrace 17 m², cellar 3.33 m²

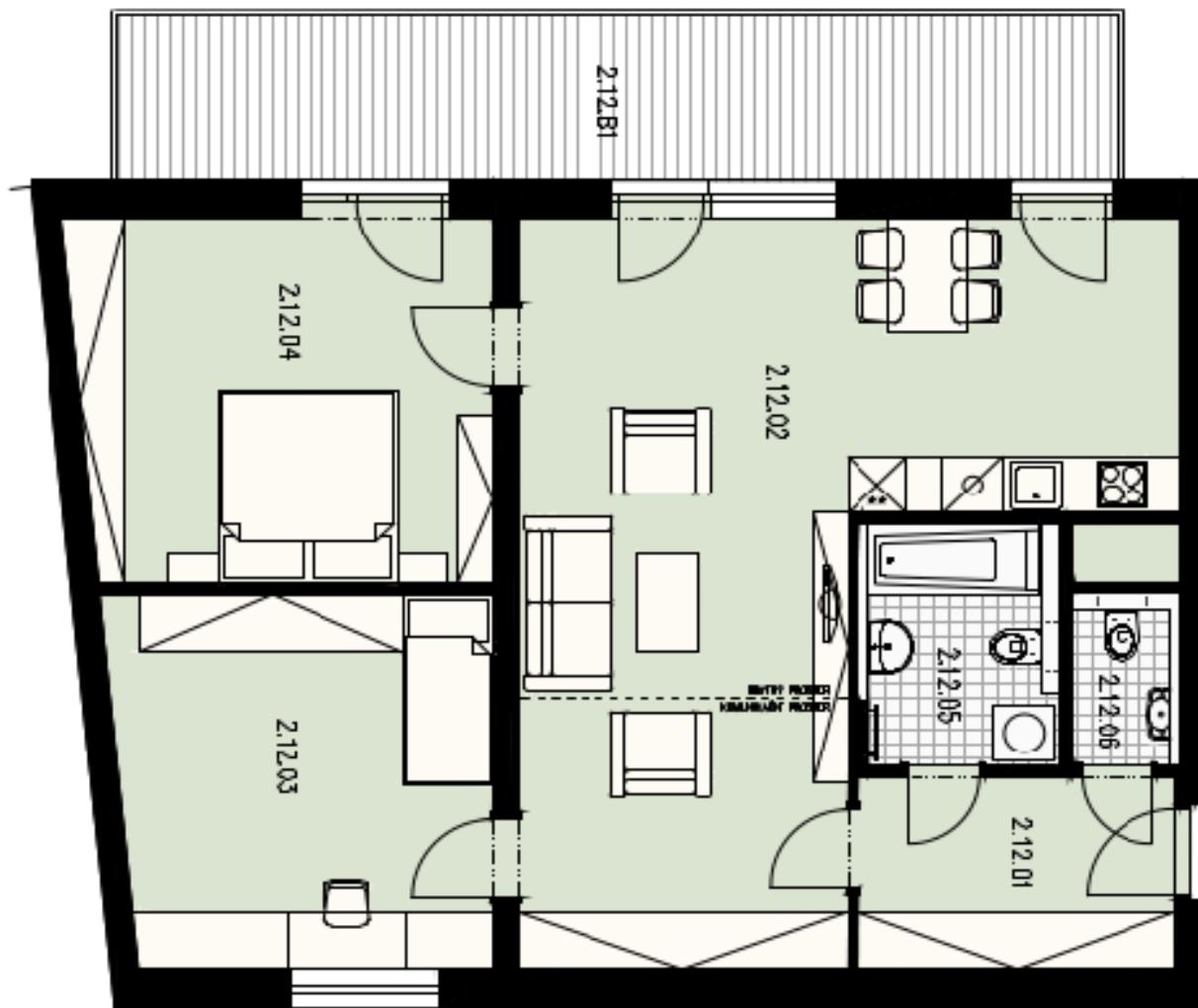
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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