



## Apartment Two-bedroom (3+kk)

Sold

85.3 m<sup>2</sup>, Prague 5, Jinonice, Nyklíčkova

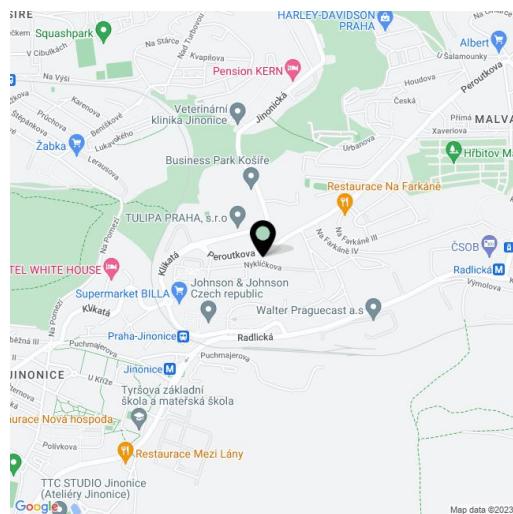




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Total area	85 m <sup>2</sup>
Garden	46 m <sup>2</sup>
Parking	Possibility to rent a parking space.
Cellar	-
PENB	B
Reference number	37306



\* 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 modern apartment with windows towards an exceptionally sunny south-facing garden is located on the ground floor of a new building in the new, prestigious Waltrovka residential area, created through the collaboration of major architectural firms. The project has won the Real Estate Project of the Year award for several years in a row. Its well-equipped apartments, excellent accessibility, and proximity to all services and parks ensure pleasant urban living.**

The practical layout consists of a living room with a fully equipped kitchen, 2 bedrooms, a bathroom (bathtub, 2 sinks, and a built-in closet with a washing machine and storage space), a **fitted wardrobe with built-in storage space**, separate toilets, and a foyer. The windows of all rooms look out onto a **south-facing elevated front garden with a teak wood terrace** designed by a landscape architect.

Features include **wooden floors**, triple-glazed **wooden windows** with **exterior blinds**, and security and fire-proof entrance doors. A cozy atmosphere is created by the many **wooden** surfaces, e.g. the closet doors in the bedroom and bathroom and the custom-made garden furniture. The garden, framed by **designer self-watering pots** with mature trees, offers a covered seating area with **perfect privacy**. It is possible to rent a parking space.

There is a supermarket, cafes, restaurants, dry cleaning, medical facilities, a pharmacy, or a post office in the complex. Another bonus is a **park** with a children's playground, an outdoor gym, and a lookout area. Kindergartens, elementary schools (including a **Waldorf school or the Deutsche Schule**), secondary schools, and the Faculty of Social Sciences of Charles University are within easy reach. A new kindergarten was established right in the middle of the complex. Very easy connections to the city center are provided by the **nearby Jinonice metro station (Anděl in 6 minutes, Můstek in 11 minutes)**, by fast direct train to the Main Railway Station, or by bus (Anděl in 8 minutes). The location also offers great opportunities for **sports activities and relaxation**, especially in nearby **Vidoule Park or Prokop Valley**. There is also a **golf course** nearby.

Total area 85.3 m<sup>2</sup>, garden 45.8 m<sup>2</sup>.

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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