



## Apartment Two-bedroom (3+kk)

Sold

90.25 m<sup>2</sup>, Prague 5, Košíře, Pod Školou



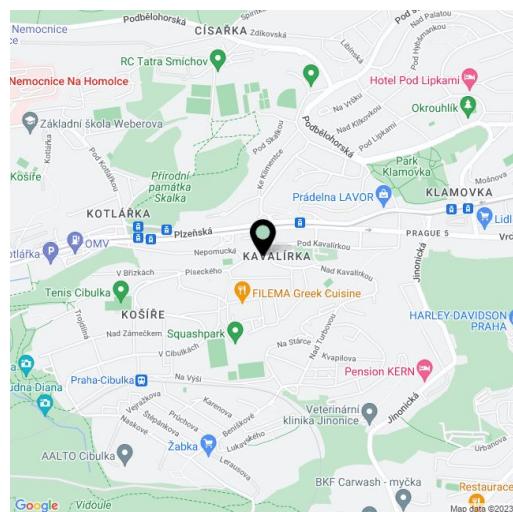


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Total area	94 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	2 garage parking spaces at an extra cost
Garage	Yes
Cellar	-
PENB	G
Reference number	38457



\* 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 bright and spacious apartment with a balcony is located on the 3rd floor of an apartment building with an underground garage. Standing on a one-way street on the edge of the prestigious Cibulka residential area in Prague 5 - Košíře, complete services are available in the neighborhood. The Smíchov pedestrian zone of Anděl is 7 minutes away by tram.

The layout consists of a spacious living room with a kitchen and access to the **balcony**, 2 bedrooms, a bathroom (with a bathtub, sink, and toilet), a separate toilet, a closet with a connection for a washer and dryer, a foyer, and a hallway. The balcony faces **southwest** and both bedrooms look out onto a courtyard with **mature trees**.

Windows are plastic with interior blinds; floor are laminate, wall-to-wall carpets, and tiled. There are built-in wardrobes in the bedrooms and in the hall. **It is possible to purchase 2 parking spaces for CZK 750,000.** Residents can use the pram room.

The building is located next to an elementary school, a few steps away from a kindergarten and several **sports fields** - tennis courts, a squash hall, or football field. In the immediate vicinity, there are also supermarkets, a post office, a clinic, a pharmacy, a library, or a pastry shop. A tram stop with fast and numerous connections to the Anděl metro station and the city center can be reached on foot in 5 minutes. The proximity of Plzeňská Street and the Blanka tunnel complex makes traveling by car quick and easy. Additional advantages of the neighborhood include a number of green areas. **The forest park in Cibulka**, which is part of the **large Košíře-Motol nature park**, is perfect for walks, runs, or bike rides. The Skalka monument with beautiful views is also nearby.

Interior 90.25 m<sup>2</sup>, balcony 3.6 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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