



## Apartment Two-bedroom (3+kk)

Sold

78 m<sup>2</sup>, Prague 5, Košíře, Naskové



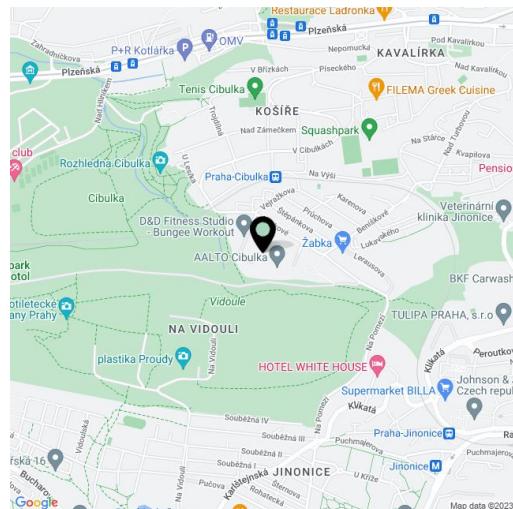


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Total area	78 m <sup>2</sup>
Garden	88 m <sup>2</sup>
Parking	Parking space in the underground garages
Garage	Yes
Cellar	Yes
Service price	5 300 CZK monthly
PENB	B
Reference number	39821



\* 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.

**Designed by an architect and luxuriously equipped, this family apartment with 2 front gardens and parking is situated on the ground floor of the new Aalto Cibulka residence, in a quiet part of Prague 5 surrounded by greenery.**

The main living room with a kitchen is naturally connected to the **covered terrace and front garden**. 2 northeast-facing bedrooms have access to a second **terrace with a front garden**. A bathroom, a toilet, and a storage room are accessible from the hall. In the front garden, there is a **garden house** for storing equipment.

The apartment is still **under warranty** (acquisition of ownership of the new apartment 2/2020), as are appliances and **premium furniture that was custom-made by an architect**. The kitchen has a built-in top-of-the-line range of **Siemens** Wi-Fi appliances (fridge, microwave, steam oven, induction hob, hood, dishwasher), and a wine fridge. The living room has a **large amount of storage space**, as well as a **space for a home office**. Both bedrooms and the hall have built-in wardrobes, including shelves. The bathroom is equipped with moisture-resistant chipboard furniture and an **artificial stone counter**. The windows are equipped with remote-controlled (via Wi-Fi) motorized **Somfy outdoor blinds** with an automatically programmable light sensor and insect screens. The rooms are lit by LED lights and **Nordlux lamps**. There is a connection for a washing machine in the closet. **All equipment, including custom-made furniture, in the apartment is included in the price**. It is protected by an alarm and comes with a **parking space** in the underground garages and a **cellar storage unit**.

The Aalto Cibulka project stands **on the edge** of a natural **forest park** and is exceptional for its undulating profile. The location offers many **opportunities for sports and relaxation**, nearby is a sports center, tennis courts, and a golf course. The adjacent building is a former factory that currently being renovated, and in the autumn, the Parvi project will be completed, which will be connected with Aalto Cibulka to create a **private courtyard** full of greenery, with a **children's playground** and a water feature. The complex has its **own entrance to a forest**. The busy **Anděl** intersection with many shops and restaurants is **10 minutes** away by car and 15 minutes by public transport. There is a bus stop on Nasková Street.

Floor area 78.4 m<sup>2</sup>, front gardens 47.1 + 41.1 m<sup>2</sup>, cellar.

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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