



## Apartment Two-bedroom (3+kk)

Sold

71 m<sup>2</sup>, Prague 5, Velká Chuchle, Mrkosova



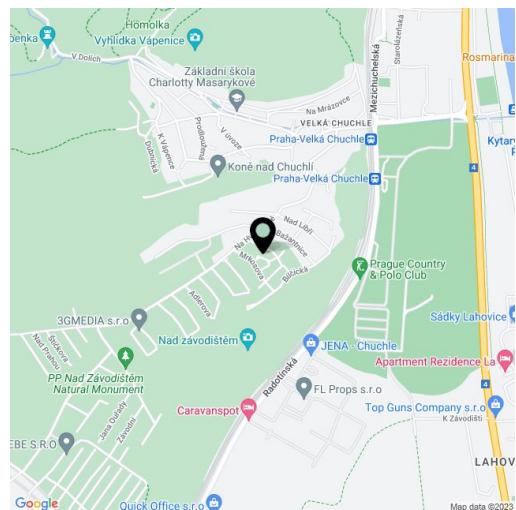


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Total area	84 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 600 CZK monthly
PENB	C
Reference number	40161



\* 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 elegant, bright duplex apartment with a terrace and unique views of the Prague panorama is situated on the 3rd, topmost floor of an apartment building in a quiet neighborhood surrounded by greenery. The corner apartment was designed by architects, with a maximum emphasis on high quality workmanship.

The layout of the entrance floor of the apartment consists of a foyer, a living room with a kitchen, and access to the **terrace**, a closet with a preparation for a washing machine, and a separate toilet. On the second floor, there are 2 bedrooms and a bathroom with a shower and toilet.

Thanks to the well-thought-out **architectural project**, the apartment has an exceptional **atmosphere**. The materials used are of the **highest quality** and the equipment reflects a **sense of design**. The floors are made of **solid wood**, the terrace is made of tropical wood; Soliter parquet floors throughout. The apartment is equipped with three-chamber **large-format wooden windows**, which are protected by outdoor horizontal automatic **blinds** and insect screens. The bathroom is equipped with **Porcelanosa**, Gessi, and Catalano sanitary ware. **Artemide**, **Delta Light**, or **Marset** lighting. Heating is by Swiss designer Zehnder radiators via central district heating. The space is protected by a Jablotron **security system** connected to a central station. The east-facing apartment is located in a building with 15 residential units. The energy performance of the building is class **C - economical**. The owners of the apartment can rent an underground garage parking space in the building on a long-term basis.

The apartment is located in a quiet part of Prague 5 surrounded by **greenery**, on a hill that provides residents with **clean air**. For relaxation and sports activities, you can walk to the **Chuchelský Groove** or **Slavíč Valley** or use the bike trail along the banks of the **Vltava River**. The area also has **excellent transport links** (car, bus, train) and excellent civic amenities—a school, kindergarten, and playground are in close proximity.

Interior 71 m<sup>2</sup>, terrace 12.5 m<sup>2</sup>. The owner's declaration records the size of the unit as 38.2 m<sup>2</sup>. For more information, please contact our office.

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