



Apartment Four-bedroom (5+kk)

€ 1 211 997 | CZK 29 500 000

126 m², Prague 5, Radotín, Zderazská



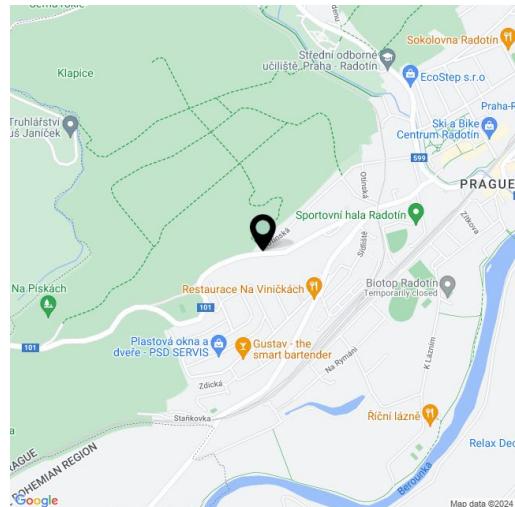


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Total area	340 m ²
Floor area*	126 m ²
Terrace	214 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	42713



* 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 comfortable family apartment with two terraces, stunning views, a swimming pool, winter garden, sauna, gym, and 2 garage parking spaces is part of the Terasy Radotín intimate residence. The residence is located on the outskirts of Prague 16, right on the border of the Český kras Protected Landscape Area, while still being close to all civic amenities.

The area of the over **120 m²** apartment consists of a living room with kitchen, 4 rooms, 2 bathrooms with toilets, a **walk-in closet**, and a hallway. The living room is connected to a south-facing **terrace with a winter garden** and a hot tub, and 3 bedrooms have access to the **east-facing terrace with a swimming pool**, storage room, and **garden house** containing a **sauna, shower, laundry room, and gym**.

The residence with 15 units was built in 2014. Standard features include **large-format sliding windows** with security films and internal shading, large-scale tiles and linoleum floors, security entrance doors, **underfloor heating** throughout the apartment controllable remotely via an app, and a **Jablotron** security system with sensors on both terraces. The **Sykora** kitchen has **AEG appliances**. The surface of the terraces is made of natural **kiln-dried Canadian maple**, and the swimming pool is **heated**, illuminated and equipped with a **counter-current system**. On the terrace adjacent to the living room is a **summer kitchen**, while natural shade is provided by **mature plane trees**. The unit comes with **2 garage parking spaces** and a **large cellar**, all comfortably accessible by **elevator**. Heating of the entire building is provided by a system of 6 heat pumps.

A nice and quiet location on a **southern slope** with open views of the **Berounka River valley** and the **Central Bohemian Nature Park** lies less than one kilometer from the center of the Radotín district. Shops, a post office, a pharmacy, a kindergarten and elementary school as well as a **high school** are within walking distance or a short drive by car or bus, with a stop right by the house. Many opportunities for sports activities (a network of bike paths, a sports hall, a natural **swimming biotope**, a skatepark, mini golf) contribute to pleasant and healthy living. Connections to the center of Prague are direct and fast, for example a train ride to the Smíchovské nádraží metro station (line B) takes about 10 minutes, or you can go directly to the city center to Hlavní nádraží.

Floor area 125.5 m², terraces 214 m².