



Apartment Three-bedroom (4+kk)

€ 885 263 | CZK 21 835 000

119.5 m², Prague 6, Řepy, U Lesoparku





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Total area	153 m²
Floor area*	120 m²
Terrace	34 m²
Parking	2 underground garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108111

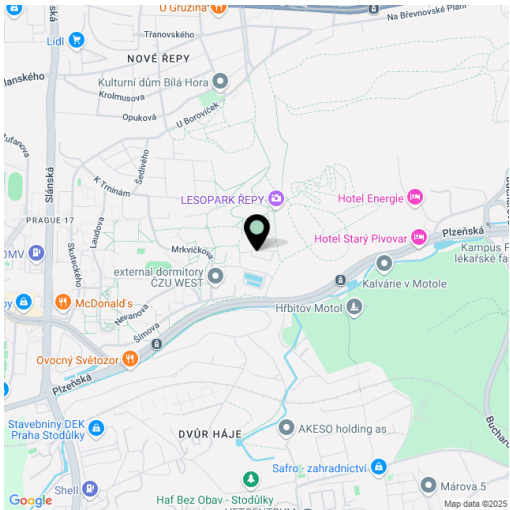
This new bright three-bedroom apartment is located on the 2nd floor of a modern residential complex adjacent to the Kalvárie nature reserve. The high standard of the apartment and two parking spaces in the underground garage ensure comfortable living for its owners, while two spacious terraces offer uninterrupted views of the greenery of the Motol forest park.

The southeast-facing apartment consists of a living room with a kitchen, a master bedroom with an **en-suite bathroom**, two additional bedrooms, a second bathroom with a bathtub, a separate toilet, a storage room, and a spacious entrance hall. The covered south-facing **terrace** is accessible from both the living room and the master bedroom, while the second terrace (facing east) can be entered from the two additional bedrooms. The apartment includes **two parking spaces** in the underground garage and a **cellar**.

Currently in a white walls condition, the price includes completion to a high standard, featuring three-layer **wooden floors** combined with large-format tiles, interior doors, designer sanitary ware, a **preparation for air-conditioning**, and exterior blinds for **large aluminum windows with triple glazing**.

Located on the border of the Motol and Řepy districts, the area offers excellent transport accessibility, full civic amenities (shops, kindergartens, elementary schools, a health center, and a cultural center), and plenty of **green spaces**. Nearby, you will find the Řepy Forest Park, Košíře-Motol Nature Park, **Ladronka**, and the historic Hvězda Forest Park, perfect for walking, running, or cycling. The Řepy Sports Center offers a **swimming pool** and wellness facilities. Tram and bus stops are just a 3-minute walk away, and the city center can be reached in 15 minutes.

Floor area 119.5 m², terraces 18.67 m² + 14.84 m², 2 garage spaces, cellar.



* 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.



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U Lesoparku

Byt 4+kk

1	Chodba	12,84 m²
2	Koupelna	4,95 m²
3	Ložnice	15,09 m²
4	Ložnice	15,83 m²
5	Obývací pokoj	43,46 m²
6	Ložnice	14,30 m²
7	Koupelna	3,87 m²
8	WC	1,81 m²
9	Komora	1,86 m²
Čistá plocha bytu		114,01 m²
Podlahová plocha		119,50 m²
10	Terasa	14,84 m²
11	Terasa	18,67 m²

