



## Apartment Three-bedroom (4+kk)

€ 386 965 | CZK 9 500 000

91 m<sup>2</sup>, Prague 4, Chodov, Gregorova





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|                  |                   |
|------------------|-------------------|
| Total area       | 91 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | 5 m <sup>2</sup>  |
| PENB             | D                 |
| Reference number | 108545            |

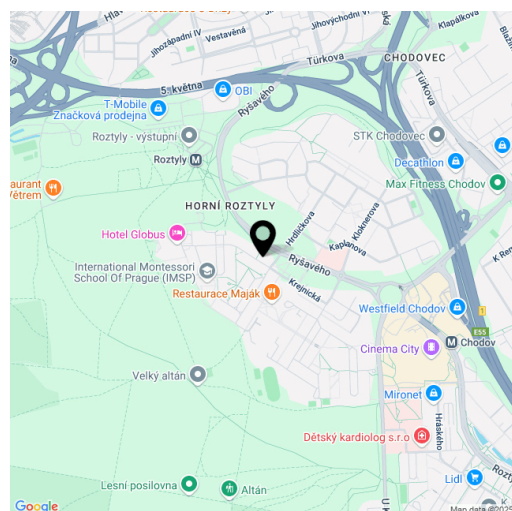
Just a few steps from the expansive Kunratice Forest and within walking distance of the Roztyly metro station and Westfield Chodov shopping center, this spacious apartment is located on the 7th floor of a panel building with an elevator. It offers comfortable family living and uninterrupted views of the surroundings. With a simple renovation, the layout can be modified into a 3-bedroom apartment with a kitchenette (4+kk).

This practically designed apartment consists of a **southwest-facing** living room partially connected to the kitchen, two bedrooms, a bathroom with a bathtub, a separate toilet, a **walk-in closet**, and an entry hall. The price also includes a **cellar** located in the building's basement.

The apartment features plastic windows and a combination of **wooden parquet**, cork, and tile flooring. The kitchen comes fully equipped, and the heating is central.

Thanks to its **excellent location**, the apartment offers easy access to full civic amenities—within walking distance are kindergartens, an elementary school, shops, restaurants, medical services, and a variety of leisure options, such as a fitness center, yoga studio, and cinema. Just a 3-minute walk from the building is the entrance to **Kunratice Forest**, which features playgrounds and a small **animal park**, and is crossed by hiking trails and a **bike path** leading all the way to the center of Prague. Excellent public transport access is provided by the **Roztyly metro station**, located approximately 550 meters away, along with several bus lines.

Floor area 90.74 m<sup>2</sup>, cellar 4.59 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.





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Gregorova

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|   |               |          |
|---|---------------|----------|
| 1 | Předstř       | 6,17 m²  |
| 2 | Ložnice       | 12,54 m² |
| 3 | Ložnice       | 15,37 m² |
| 4 | Šatna         | 2,77 m²  |
| 5 | WC            | 1,13 m²  |
| 6 | Koupelna      | 7,23 m²  |
| 7 | Kuchyně       | 8,21 m²  |
| 8 | Obývací pokoj | 32,71 m² |

