



Apartment Two-bedroom (3+kk)

€ 796 243 | CZK 19 500 000

95.3 m², Prague 5, Hlubočepy





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Total area	115 m²
Floor area*	95 m²
Loggia	20 m²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	25000

* 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 designer, fully furnished apartment with two loggias (winter gardens), a sauna, and beautiful views of a green residential neighborhood is part of an energy-efficient residence located mere steps from a forest that connects to the Prokopské Valley Nature Reserve.

The apartment is located on the ground floor. It consists of a living room with a kitchen, dining area, and access to the larger of the two winter gardens. This space includes a **sauna** with an adjoining shower. The layout also features a master bedroom with a second winter garden, a children's bedroom, a bathroom with a window, a hydro-massage bathtub, shower, toilet, and bidet, a separate toilet, a utility room, and a hallway.

The apartment boasts a premium standard equipment, including a **smart home system, air-conditioning** in all rooms, oak floors, large-format Sandstone and Lasselsberger tiles, **expansive aluminum windows** with triple glazing and electrically controlled blinds, a fully equipped modern kitchen with a **built-in wine fridge, designer lighting**, backlit ceilings, and electric underfloor heating. **The purchase price includes all furnishings and equipment shown in the photographs, one garage parking space, and a cellar.**

The location offers quick access to the center both by public transport and by car. A kindergarten, a school, tennis courts, restaurants, cafes, and other services are all nearby.

Floor area 95.3 m² (including cellar of 2 m²), enclosed loggias 8.6 m² and 7.6 m² + sauna 4.1 m².