



62 m<sup>2</sup> Tryskovická, Praha-Čakovice - Čakovice Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7935</b>	Price	<b>Reserved</b>
Address	<b>Tryskovická, Praha-Čakovice - Čakovice</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>62 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Floor area	<b>66 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>6th floor</b>
Device	<b>Partly</b>	Parking	<b>1</b>
Terrace	<b>20 m<sup>2</sup></b>	Cellar	<b>2 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We are offering for sale a 2+kk apartment with a floor area of 66 m<sup>2</sup> and a spacious terrace in the popular Čakovický park residential project in Prague 9.

The apartment is located on the 6th floor and its layout includes an entrance hall (7 m<sup>2</sup>), a spacious living room with a fully equipped kitchenette (31.8 m<sup>2</sup>), bedroom with built-in wardrobe (14.6 m<sup>2</sup>), practical storage room (2.6 m<sup>2</sup>), and bathroom with toilet (5.9 m<sup>2</sup>), which is equipped with a bathtub, radiator, and space for a washing machine. The living room opens onto a spacious, partially covered terrace (20 m<sup>2</sup>) offering beautiful views of the surrounding area. The apartment also includes a cellar and one garage parking space.

The apartment building has energy class B - very economical. The windows are plastic, multi-chamber with thermal insulation glazing and are equipped with external blinds. The living room has new vinyl flooring, the bedroom has laminate flooring, and the hallway, kitchen, storage room, and bathroom have ceramic tiles. The house was approved for occupancy in 2019.

The Čakovický park project is located in a quiet area in the immediate vicinity of greenery. The apartment buildings are almost part of the historic park and their surroundings are complemented by green relaxation areas, playgrounds, and sports facilities. The location offers excellent transport links to the center of Prague and complete civic amenities—kindergartens and elementary schools, a secondary school and a high school, doctors, supermarkets, a post office, restaurants, bike paths, Čakovický zámek park, a swimming pool, and a sports and relaxation center.