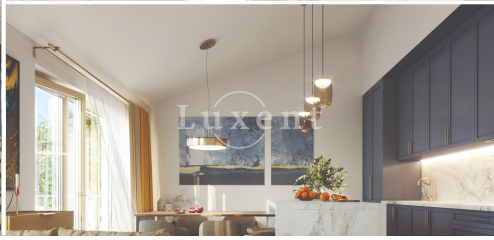
Luxent | Exclusive Properties

Apartment for sale, 2+kt/T/2B/GS, 106 sqm, in new Residence Pod Rybníčkem, Prague-Suchdol





105 m² | Pod rybníčkem, Praha-Suchdol | Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**RPR-2.5**	Price	**Sold**
Address	**Pod rybníčkem, Praha-Suchdol**	Type	**Apartments**
Disposition	**2 + kitchenette**	Usable area	**105 m²**
Offer status	**Sold**	Floor area	**79 m²**
Low energy	**No**	Energy performance of the building	**B - Very economical**
Floor	**1st floor**	Parking	**1**
Garage	**Yes**	Balcony	**5 m²**
Terrace	**21 m²**	Cellar	**Yes**
Lift	**Yes**		

About real estate

We offer exclusively for sale a beautiful design apartment on the first floor in the new development project Pod Rybníčkem, in the historic part of Suchdol, Prague 6. The apartment has a terrace of 21.51 sqm and two balconies with a total size of 5.76 sqm. The apartment has one garage space and a cellar, included in the price.

To be finished summer 2022.

The apartment is bright and very quiet due to the location of the building. From the hallway and corridor (5,56 sqm and 6,30 sqm) one enters the living room with kitchen (35,81 sqm) and the terrace. In the hallway there is a toilet with sink and a utility room with space for washing machine and dryer. From the main bathroom and the bedroom (16,91 sqm) there is access to two balconies. The superior materials used from Czech manufacturers have been chosen to represent timeless elegance, while the emphasis has also been placed on their high quality.

High quality natural materials are used in the apartment. On the floors, three-layer wooden floating flooring Floor Expert Artisan and rectified large-format tiles in two colour variations. The high-quality wood-aluminium windows Vekra Alu Design Classic are equipped with blinds. The designer bathrooms are equipped with Laufen, Grohe, Vitra items.

The house has an elevator and in the common areas there is a room for strollers and bicycles, as well as technical facilities, boiler room and cleaning room. In front of the house there are parking spaces for guests.

The area of Prague 6, part of Stary Suchdol combines the advantages of living in the city while surrounded by nature. The apartment building is located in the immediate vicinity of all amenities, 2 minutes walk away elementary school, 5 minutes walk pharmacy, post office, restaurants and cafes, sporting goods store, 10 min. 10 min walk to the indoor swimming pool and stadium on the campus of the Czech Agricultural University (ČZU) also available to the public, frequent public transport buses 107 and 147 to Dejvická metro station every 10 min and travel time to the metro about 10 min, bus stop is at the Primary School only 3 minutes walk.

The surrounding protected nature parks Kozí hřbety and Tiché údolí, interwoven with trails, provide opportunities for hiking and cycling. Numerous equestrian complexes (at Přední Kopanina, Tuchoměřice, Statenice, Pazderna) can be used for stabling horses and equestrian activities. There are also many historical monuments in the adjacent area, the most famous of which are the medieval Okoř Castle and its picturesque surroundings, the Slavic Premyslid hillfort on a promontory above the Vltava River in Levi Hradec on the outskirts of Roztoky, or the more than eleven-century-old rotunda at Budč, built on a hill inhabited since prehistoric times and considered by experts to be the oldest and most important stone building in Bohemia.

Planned handover of the apartment autumn 2022.

Together with tvbydleni.cz we invite you to a video tour of the development project https://youtu.be/1WtfL2A9j2A.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
N6443	2 + kitchenette	1st floor	105 m²	79 m²	21 m² / 5 m² / No	No	SOLD
RPR-1.1	3 + kitchenette	ground floor	146 m²	69 m²	77 m² / No / No	No	SOLD
RPR-1.2	2 + kitchenette	ground floor	104 m²	52 m²	51 m² / No / No	No	SOLD
RPR-1.3	3 + kitchenette	ground floor	160 m²	93 m²	68 m² / No / No	No	SOLD
RPR-2.4	3 + kitchenette	1st floor	111 m²	92 m²	12 m² / 6 m² / No	No	SOLD
RPR-2.5	2 + kitchenette	1st floor	105 m²	79 m²	21 m² / 5 m² / No	No	SOLD
RPR-2.6	2 + kitchenette	1st floor	65 m²	47 m²	18 m² / No / No	No	SOLD
RPR-3.7	3 + kitchenette	2nd floor	106 m²	92 m²	No / 13 m² / No	No	SOLD
RPR-3.8	4 + kitchenette	2nd floor	134 m²	117 m²	14 m² / 2 m² / No	No	SOLD