



104 m<sup>2</sup> Pod rybníčkem, Praha-Suchdol Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                     |             |                          |
|------------------------------------|-------------------------------------|-------------|--------------------------|
| Order number                       | <b>RPR-1.2</b>                      | Price       | <b>Sold</b>              |
| Address                            | <b>Pod rybníčkem, Praha-Suchdol</b> | Type        | <b>Apartments</b>        |
| Disposition                        | <b>2 + kitchenette</b>              | Usable area | <b>104 m<sup>2</sup></b> |
| Offer status                       | <b>Sold</b>                         | Floor area  | <b>52 m<sup>2</sup></b>  |
| Energy performance of the building | <b>B - Very economical</b>          | Floor       | <b>ground floor</b>      |
| Parking                            | <b>1</b>                            | Garage      | <b>Yes</b>               |
| Terrace                            | <b>51 m<sup>2</sup></b>             | Cellar      | <b>Yes</b>               |
| Lift                               | <b>Yes</b>                          |             |                          |

## About real estate

We offer exclusively for sale a beautiful design apartment on the ground floor in the new development project Pod Rybníčkem, in the historic part of Suchbátov, Prague 6. The apartment has a living area of 52.86 sqm and 2+kt, and also has a spacious terrace of 51.32 sqm. The apartment has one garage space and a cellar, included in the price.

The apartment is bright and very quiet due to the location of the building. The entrance hall (7.21 sqm) leads to the living area with kitchen (24.35 sqm) and to the bedroom (10.99 sqm) with walk-in closet (5.72 sqm). From both main rooms there is access to the terrace. The premium 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 floor 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 Starý Suchbátov 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 Rožtoky, 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. It is in every respect an ideal place to live, catering for all important aspects of life, social, cultural and sporting activities.

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 m <sup>2</sup> | 79 m <sup>2</sup>  | 21 m <sup>2</sup> / 5 m <sup>2</sup> / No | No     | SOLD  |
| RPR-1.1   | 3 + kitchenette | ground floor | 146 m <sup>2</sup> | 69 m <sup>2</sup>  | 77 m <sup>2</sup> / No / No               | No     | SOLD  |
| RPR-1.2   | 2 + kitchenette | ground floor | 104 m <sup>2</sup> | 52 m <sup>2</sup>  | 51 m <sup>2</sup> / No / No               | No     | SOLD  |
| RPR-1.3   | 3 + kitchenette | ground floor | 160 m <sup>2</sup> | 93 m <sup>2</sup>  | 68 m <sup>2</sup> / No / No               | No     | SOLD  |
| RPR-2.4   | 3 + kitchenette | 1st floor    | 111 m <sup>2</sup> | 92 m <sup>2</sup>  | 12 m <sup>2</sup> / 6 m <sup>2</sup> / No | No     | SOLD  |
| RPR-2.5   | 2 + kitchenette | 1st floor    | 105 m <sup>2</sup> | 79 m <sup>2</sup>  | 21 m <sup>2</sup> / 5 m <sup>2</sup> / No | No     | SOLD  |
| RPR-2.6   | 2 + kitchenette | 1st floor    | 65 m <sup>2</sup>  | 47 m <sup>2</sup>  | 18 m <sup>2</sup> / No / No               | No     | SOLD  |
| RPR-3.7   | 3 + kitchenette | 2nd floor    | 106 m <sup>2</sup> | 92 m <sup>2</sup>  | No / 13 m <sup>2</sup> / No               | No     | SOLD  |
| RPR-3.8   | 4 + kitchenette | 2nd floor    | 134 m <sup>2</sup> | 117 m <sup>2</sup> | 14 m <sup>2</sup> / 2 m <sup>2</sup> / No | No     | SOLD  |