Sale of a flat 3+kt, 309 sqm, Prague 5 - Malvazinky

111 m² | U Nikolajky, Praha 5 | Sold

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N5152**	Price	**Sold**
Address	**U Nikolajky, Praha 5**	Type	**Apartments**
Disposition	**3 + kitchenette**	Usable area	**111 m²**
Offer status	**Sold**	Floor area	**111 m²**
Garden area	**198 m²**	Energy performance of the building	**G - Extremely uneconomical**
Floor	**ground floor**	Device	**Yes**
Parking	**1**	Garage	**Yes**
Terrace	**Yes**	Cellar	**Yes**

About real estate

We offer a very pleasantly designed 3+kt apartment in a quiet area Malvazinky. The apartment is ground floor and is oriented to the SE side. It is surrounded by a 198 sqm garden on the south and east.

The layout of the flat is rectangular. Upon entering the corridor (13.4 sqm), the main bedroom (23.4 sqm) with a large dressing room (7.7 sqm) is on the right side. Originally there were two rooms with the same dimensions. Each room had a separate window. Again, this solution can be restored to its original state. After this adjustment, the apartment could be used as a 4 bedroom apartment. On the left side of the hallway near the main door of the apartment there is a small room serving as a chamber (2.4 sqm). It is followed by a spacious bathroom (9.2 sqm) with sink, shower, bath and toilet. Next to this bathroom is a second but separate toilet (2.2 sqm) with washbasin. The main common area is a dining and living room with kitchenette (37.2 sqm). Kitchen unit Sykora is equipped with quality appliances, there is built-in dishwasher Miele, oven of the same brand or glass ceramic plate Küppersbush. This room is followed by a room that is currently used as a study (12.1 sqm). From the living area, the French window leads to the terrace and then to the garden itself. The terrace is covered with an awning.

The whole apartment is furnished with quality materials. The floors are oak, euro windows, wooden with blinds. The apartment is sold including equipment except personal items of the owner and works of art.

This apartment is especially valued for its adjacent garden. Here are planted trees, which are well screened and ensure the intimacy of the outdoor space. The grapevine, tricorn or other perennials contribute to a pleasant atmosphere while sitting on the terrace. The plot is supplied with water. An outdoor shower was used in the summer months. It is possible to place the above-ground detached swimming pool in the garden. There is also a small landfill where garden tools and lawnmowers are stored.

Part of the sale of the property also has one parking space in the basement of the apartment building.

The apartment building has a 24-hour reception service.

Electricity consumption energy 1,200 CZK and the consumption of water, central heating (boiler room in the house) and fees for the reception service cost 8,000 CZK per month (a total of 9,200 CZK).

There is shopping mall Anděl 10 min. walk, Nikolajka ice rink is 2 min. away, kindergarten and primary school Santoška is 5 min. walk and TJ Sokol - summer Mrázovka - athletic park is 10 min. walk. Medical Center - Kartouzská Health Center, EUC Kartouzská Clinic is 15 minutes away. walking, there are restaurants, cafes and CineStar Prague.

The B-Anděl metro station is 1.2 km away, and there are tram links in this area. Bus stop line 137 direction Na Knížecí is in Na Václavce street, 3 min. walk.