



114 m² Pod rybníčkem, Praha-Suchdol - Suchdol Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	N7342	Price	Sold
Address	Pod rybníčkem, Praha-Suchdol - Suchdol	Type	Apartments
Disposition	3 + kitchenette	Usable area	114 m²
Offer status	Sold	Energy performance of the building	G - Extremely uneconomical
Floor	ground floor	Device	No
Parking	Yes	Lift	No

About real estate

We offer for sale a designer 3+kt apartment in the second phase of the Rezidence Pod Rybníčkem project, with a private entrance and garden, located in the popular area of Prague 6 - Suchdol. The apartment has a floor area of 106 sqm, and the total usable area is 322 sqm (including the garden). The apartment includes two parking spaces.

The apartment's interior features an entrance hall with space for built-in wardrobes (3.70 sqm), access to a separate toilet, and a connecting hallway leading to the various rooms. Along the entire length of the hallway, there is space for wardrobes, providing ample storage. The beautiful living room with a kitchen (44.70 sqm) offers access to the garden and a feeling of maximum privacy. The master bedroom (13.55 sqm) includes a walk-in closet (4.20 sqm) and a separate bathroom (5.27 sqm) with views and access to the garden. The second bedroom (16 sqm) has its own bathroom with a shower and toilet.

The residence is finished to a high standard - Porotherm 50, facade clad in Brazilian Garapa ash, wooden windows with insulated triple glazing, standing seam metal roof, three-layer wooden flooring, marble floors, underfloor heating, security and camera system by Jablotron, preparation for external blinds. Heating is provided by a STIEBEL ELTRON air-to-water heat pump.

Old Suchdol, one of the most sought-after areas of Prague 6, perfectly combines the comfort of city living with the tranquility of surrounding nature and proximity to the Vltava River. The surrounding protected nature parks, Kozí Hřbety and Tiché Údolí, crisscrossed with trails, offer opportunities for hiking and cycling. This is, in every respect, an ideal place to live, fulfilling all essential aspects of life, including social, cultural, and sporting activities. The residence is located in a prestigious area with complete public amenities within walking distance.

Just 3 minutes on foot from the house, you will find the local primary school, and in 5 minutes, a comfortable walk will take you to the pharmacy, post office, cozy cafés, restaurants, and specialty shops, including a sports equipment store. Active lifestyle enthusiasts will enjoy the covered swimming pool and sports stadium at the ČZU campus, located just 15 minutes on foot, with public access available. Excellent transport connections are provided by bus lines 107 and 147, which will take you to the Dejvická metro station in approximately 10 minutes. The nearest bus stop is located right by the primary school, just 3 minutes on foot from the residence.