



283 m<sup>2</sup> Pod rybníčkem, Praha-Suchdol - Suchdol 26 980 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7341</b>	Price	<b>26 980 000 CZK</b>
Address	<b>Pod rybníčkem, Praha-Suchdol - Suchdol</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>283 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>1st floor</b>
Apartment type	<b>Maisonette</b>	Device	<b>No</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>		

## About real estate

We offer for sale an exceptional duplex apartment in the second phase of the \*Rezidence Pod Rybníčkem\* project, with a layout of 4+kk and a private entrance, providing maximum privacy and stunning views in the popular location of Prague 6 – Suchbát. This designer apartment, with a total usable area of 283 m<sup>2</sup>, meets the standards of a family home. The floor area of the apartment is 154 m<sup>2</sup>, the garden is 114 m<sup>2</sup>, and the rooftop terrace measures 15.40 m<sup>2</sup>. The apartment includes two parking spaces and a storage room.

The interior of the first floor is creatively divided into two sections – the living area and the private section. The bright entrance hall with space for built-in wardrobes leads to the kitchen and the generous living room with a fireplace (58 m<sup>2</sup>), or to the hallway with a technical room, separate toilet, and entrance to the bedroom (18 m<sup>2</sup>) with a bathroom (3.80 m<sup>2</sup>). The living room and kitchen offer a fantastic view and an unparalleled atmosphere.

The second floor features two bedrooms – each accessed through a walk-in closet, and each with its own bathroom, which includes skylights providing natural light (shower or bathtub, sink, toilet). Each bedroom is equipped with an air conditioning unit and has a separate entrance to the rooftop terrace.

The residence is finished to a high standard – Porotherm 50, façade covered with Brazilian ash Garapa, 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.

The area of Prague 6, part of Old Suchbát, combines the benefits of city living with beautiful nature near the Vltava River. The apartment building is located in close proximity to all essential amenities. The local primary school is just a 3-minute walk away, and within 5 minutes, you can reach a pharmacy, post office, restaurants, cafés, and a sports equipment store. A covered swimming pool and a stadium at the ČZU (Czech University of Life Sciences) campus, open to the public, are located 15 minutes on foot. Frequent bus connections (lines 107 and 147) will take you to the Dejvická metro station in approximately 10 minutes. The bus stop is just 3 minutes' walk from the residence, right next to the primary school.

The surrounding protected nature parks, Kozí Hřbety and Tiché Údolí, offer walking and cycling paths. Numerous equestrian facilities (in Přední Kopanina, Tuchoměřice, Státnice, and Pazderna) can serve for horse stabling and riding activities. This is, in every respect, an ideal place to live that meets all important aspects of life, including social, cultural, and sports opportunities.