



🏠 94 m<sup>2</sup> 📄 Nemocniční, Plzeň, Jižní Předměstí, Plzeň-město, Plzeň Region 🗳️ Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7063</b>	Price	<b>Reserved</b>
Address	<b>Nemocniční, Plzeň, Jižní Předměstí, Plzeň-město, Plzeň Region</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>94 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Floor area	<b>88 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>12th floor</b>
Device	<b>Yes</b>	Garage	<b>Yes</b>
Loggia	<b>6 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a bright and well arranged apartment 3+kt of 87.5 sqm with a loggia of 6 sqm on the 12th floor of a residential building near the University Hospital Pilsen- Bory. The apartment is located in a new apartment complex PANORAMA.

The apartment consists of a pleasant entrance hallway, main living room including kitchen unit and appliances, bedroom, bedroom, bathroom with bath and washing machine, separate toilet and utility room. The apartment is furnished and decorated in white and natural shades. The location of the apartment on the 12th floor of the apartment building offers beautiful views of the surroundings and a large part of Pilsen. All this is enhanced by a spacious loggia near the living room.

The apartment was only partially used for a very short time. Heating and hot water is provided remotely, from Plzeňská teplotárenská. Overhead of the apartment per month - currently the repair fund is 1138 CZK, other services (administrative activities, common electricity, elevator, cleaning, insurance) 911 CZK. Heat and water/steam are charged according to the owner's consumption - now it is 2.700 CZK for an idea. In addition, each apartment owner pays his own electricity and internet consumption. The apartment has one parking space in the basement of the house. The monthly overhead of one garage space is 549 CZK.

The property is almost new, the approval took place in 2020. The building is very economical and is energy class B. The whole project was nominated for the Building of the Year of the Pilsen Region.

The sale also includes one parking space in the apartment building. The owners of this property can use a beautiful relaxing garden, located in the atrium of the apartment complex PANORAMA.

Within walking distance are all civic amenities (public transport, schools, kindergartens, shopping center).

We recommend a tour.