



🏠 170 m<sup>2</sup> 📄 Winklerova, Praha-Dubeč - Dubeč 🗄 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5103</b>	Price	<b>Sold</b>
Address	<b>Winklerova, Praha-Dubeč - Dubeč</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>170 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Built up area	<b>508 m<sup>2</sup></b>
Floor area	<b>70 m<sup>2</sup></b>	Garden area	<b>100 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Year of construction	<b>2007</b>

## About real estate

We offer for sale this modern, cleverly designed apartment with a total size of 70 sqm with its own 100 sqm front garden and its own parking space. The apartment unit is located in a four-storey brick house from 2007 and is designed as a 3+kt.

The unit consists of a living area with a kitchenette of 31 sqm in size, which connects the rooms to each room with a bedroom of 12.5 sqm and a larger childrens room of 14.1 sqm. The kitchen is fully equipped with built-in appliances. The living area has direct access to the terrace and the front garden. It also has its own entrances from both rooms. Next to the living area is a corridor (5.28 sqm), which houses a built-in wardrobe. The apartment has plenty of storage space thanks to the chamber (1.5 sqm). From the corridor there is a bathroom (4 sqm) and a separate toilet. The main entrance door to the apartment has a security lock.

The apartment is also equipped with PVC floating floors, carpet in the bedroom, modern lighting over the kitchen, built-in wardrobes, radiators, living room, roller blinds. The bathroom has brand sanitary equipment, bathtub, tiles, own gas boiler, washing machine area.

The advantage of the front garden is the greenery that he carefully cared for. There is also a garden house for garden equipment and tools in the garden. The front garden also has a terrace.

The apartment unit is orientated east and south, which provides enough light throughout the year throughout the year.

The charges for the flat are CZK 5,359.

The new apartment building is located in a fenced area, which ensures pleasant privacy and security. The undeniable advantage of living is all civic amenities and good transport links to the city center.

The city public transport is mainly provided by Metro A from Skalka to lines 111 and 329 to Dubce, it is also important to connect line 240 with Černý Most stations on metro line B and Háje metro line C. Night bus line 908 runs from Jinonic through the center Prague and transport of children from the Klokánek in Štěrboholy to the local elementary school is provided by line 253. The train connection is provided from Běchovice directly to the center (approx. 15 min.).

Prague - Dubeč district offers a lot of sporting activities for cyclists. In this city district you will find services such as a health center, several restaurants and pubs, a newly opened large-scale, multi-purpose house with post office and other smaller shops and services. There is also the possibility of a wide range of sports, offering sports such as football, tennis, floorball, basketball, volleyball and squash.

The Energy Class G is only listed temporarily for compliance with the statutory requirements, the license is required to be drawn up.