

Sale of a newly renovated, sunny two-bedroom apartment (60 sqm) on the 7th floor with a balcony (7.1 sqm) and a storage room (1.1 sqm), located in Prague 4 — Lhotka area, close to Novodvorská Plaza shopping mall and Hodkovičky forest park, Jílovská street

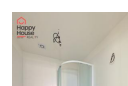
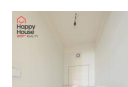
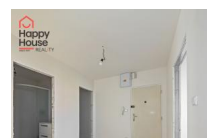
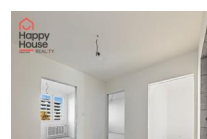
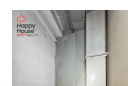


8 650 000,00 CZK

incl. legal services and real estate agency commission

layout :	3+kk - 2 bedrooms	size :	60
city :	Praha	town quarter :	Prague 4
district :	Lhotka	street :	Jílovská
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	cellar, elevator, loggia	other requirements :	
type of floor :		construction :	panel
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	C - Economical

SALE of a newly renovated, sunny 3+kk apartment on the 7th floor with a beautiful view in Prague 4 Hodkovičky. We are exclusively offering for sale/transfer a beautiful bright unfurnished two-bedroom apartment with 60 sqm of living floor area, owned cooperatively, located on the 7th floor of a panel building with an elevator in the demanded area of Prague 4, Lhotka, on Jílovská street. The apartment has undergone a recent costly renovation, it includes a large balcony (7.2 sqm) and a storage room (1.1 sqm) located on the same floor opposite the entrance to the apartment. This sunny flat near the center of Prague boasts an attractive panoramic view, partially overlooking greenery and nearby Hodkovičky forest park. The apartment consists of a spacious living room with a space prepared for a kitchen unit, plus 2 separate rooms, a bathroom, and a separate toilet. The property has been renovated — new plastic windows, built bathroom with a shower, and a toilet. All walls are newly built with electrical and water installations. The entire apartment has an anhydrite floors as a preparation for any type of top floor covering. In the kitchen area, preparations are made for a large corner kitchen unit. Openings for interior doors are



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ready for frames and doors to be chosen by the future owner. The apartment features central district heating, with electricity and gas installed. The whole building is insulated and has a new facade, and is very well-maintained. Photos of the apartment's furnishings are illustrative visualizations from AI. The apartment is located in a strategic place with good public transport accessibility, ensuring easy and fast connection to other parts of the metropolis. Within 200 meters, there are all civic amenities including several restaurants - Albert supermarket, post office, clinic, kindergartens and schools as well as several children's playgrounds. A beautiful new swimming pool and the Novodvorská Plaza shopping center are also very close. Metro Kačerov is an 8-minute bus ride away. This location offers excellent service — lots of shops and restaurants, making it ideal for families with children or for those looking for urban living comfort with close contact with nature. The entire area is surrounded by greenery and abounds with mature trees. Monthly additional costs are approximately 4,700 CZK including a repair fund. Ready to move in immediately. The energy performance certificate (PENB) indicates class C. Whether you are looking for an apartment for your own living or as an investment for rent/sublease, we are happy to provide our superior property management services.

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