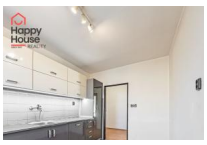
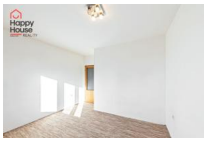
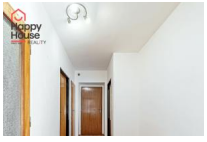
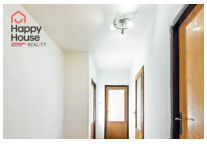
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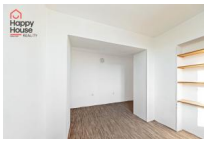
Is the estate atractive for you?
Romana Thelenová
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ID: 993294







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Sale of an unfurnished three—bedroom apartment (102.4sqm) on the 1st floor of a family house with a cellar (9.3sqm), garage (62sqm), and garden, Prague 9 - Vinoř, Rašovská street







11 200 000,00 CZK

incl legal services and real estate agency commission

layout :	4+1 - 3 bedrooms	Celková užitná plocha :	111.7
city :	Praha	town quarter :	Prague-Vinoř
district :	Vinoř	street :	Rašovská
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	cellar, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful
type of ownership :	personal		

We are exclusively offering for sale an unfurnished three—bedroom apartment of 102,4 sqm, located on the 1st floor of a brick family house in the quiet area of Prague 9 — Vinoř. The property includes a private section of the garden, a garage of 62 sqm, a cellar of 9.3 sqm, and a driveway to the garage. The house has only three floors, with one apartment per floor, ensuring a pleasant level of privacy. The apartment features a spacious living room oriented southwest towards the garden, three additional rooms, a kitchen, a bathroom with a bathtub and shower, a separate toilet, and additional storage spaces. The corner bedroom is oriented northeast and northwest, offering views of both the garden and the street. A new kitchen unit from 2025 is equipped with built-in appliances—including a dishwasher, extractor hood, and an electric stove with a ceramic hob. The apartment is heated by a gas boiler, and the electrical installations are in copper. The floors consist of laminated floating floors, carpets, and tiles, with wooden windows. The sale includes the apartment, a private section of the garden, the cellar, the garage, and the driveway to the garage. A significant advantage of this property is the combination of spacious

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family living, a private garden, a garage, and the tranquil environment of Vinoř, while still being within the city of Prague. Full local amenities are available. Nearby attractions include Ctěnice Chateau and park, Vinoř Chateau and park (featuring three ponds), the woodland park around Močál Pond, the Malá and Velká Obůrka ponds, and the woodland park in the Vinořský Stream valley. The area also offers a golf course, cycling paths, a nature trail, and various sports facilities. A bus stop is just a short walk away, providing connections to the Metro C line (Letňany, a 12-minute ride) and the Metro B line (Černý Most, Vysočanská, or Českomoravská, a 20–22 minute ride). There is also convenient access to the D8 and D10 highways. Whether or not you are purchasing this property as a buy-to-let investment, we would be happy to provide you with our premium services in residential property management or mortgage consulting.