HOME REAL ESTATE

Sale flat 3+kk, 84 m2 - Petržílkova, Stodůlky









Home Real Estate, on behalf of the owner, offers for sale a duplex apartment on the 8th floor with a total floor area of 83.8 m^2 . In addition, the apartment includes a roof terrace of 27.2 m^2 and a balcony of 10.2 m^2 . The unit is part of the low-energy new development project "Krásná Hůrka", located just 220 meters from the Hůrka metro station (line B).

This spacious duplex apartment is located on the top 8th and 9th floors of a modern building with an elevator, security service, and a camera system.

The first floor offers two bedrooms, a bathroom with a bathtub, a toilet, and a washing machine connection. There is also an entrance hall with stairs leading to the second floor.

The second floor features a spacious living room connected to a fully equipped kitchen, as well as a separate toilet with a sink. From the living room, there is direct access to both the terrace and the balcony, providing a pleasant outdoor space for relaxation.

Krásná Hůrka is a high-quality residential project located in a quiet yet easily accessible part of Prague - Stodůlky, just a few minutes' walk from the Hůrka metro station (line B). The project consists of four elegant low-rise apartment buildings, designed with a focus on modern architecture, functional layouts, and a high standard of execution. Another advantage is the low energy consumption of the buildings, which helps reduce operating costs.

The area offers full civic amenities - within walking distance are shops, schools, kindergartens, healthcare facilities, restaurants, and sports centers. Nature lovers and active individuals will appreciate the proximity to Central Park, Prokop Valley, and many cycling paths.

Krásná Hůrka is ideal for:

- Families with children seeking a peaceful and safe environment,
- Individuals or couples looking for modern and affordable living with excellent public transport access.
- Investors seeking a stable location with high rental potential.

The Krásná Hůrka project combines the best of urban life with the comfort of modern and thoughtfully designed housing. It's a place for quality living – today and in the future.

Monthly housing fees total CZK 6,655, which covers the repair fund, hot and cold water, heating, parking, elevator, waste disposal, cleaning, security, common electricity, and other fees.

The price includes a parking space in the building's underground garage.

For more information or to schedule a viewing, please contact the agent or fill out the form below.

ID	<u>36727</u>	Offer	Sale
Group	3+kk	Furnished	Furnished
Location	Petržílkova	Ownership	Personal
Usable area	84 m ²	Balcony	Balcony
Floor	8 - Floor	City	<u>Prague</u>
District	Stodůlky	City district	Stodůlky
Status	Realized		