

**HOME
REAL
ESTATE**

Sale flat 2+kk, 51 m2 - Toufarova, Stodůlky



Home Real Estate, on behalf of the owner, exclusively offers for sale a beautifully maintained 2+kk apartment with a size of 50.7 m², including a terrace, glazed loggia, cellar and a large corner parking space, located in the modern residential project Jižní Výhledy.

The apartment is in excellent condition and ready for immediate move-in, with no additional investment required.
The project was developed by Central Group, a long-term leader in the Czech residential market, known for its high construction standards, triple-layer internal quality control system, and focus on long-term durability.

Energy efficiency of the building: B - very economical.

- Apartment layout:
- entrance hall
 - bright living room with a fully equipped kitchen and direct access to the spacious terrace
 - separate bedroom with access to the glazed loggia
 - bathroom with bathtub and toilet
 - terrace
 - large brick cellar
 - large corner parking space in the underground garage

The apartment features individual heat metering and is connected to central heating.

- Equipment and standards:
- modern data wiring for high-speed internet, digital and satellite TV
 - TV socket in every room
 - floating laminate floors in all living areas
 - premium ceramic tiles in the bathroom, WC, and hallway
 - frost-resistant tiles on the terrace
 - security and fire-resistant entrance door
 - high-quality stainless-steel hardware
 - glass door between hallway and living room

Jižní Výhledy - a modern residential concept surrounded by greenery:
Jižní Výhledy is one of Central Group's most successful recent projects, combining urban comfort, contemporary architecture, and close proximity to nature reserves.

- Designed as a modern villa-city concept, the project emphasizes:
- Harmony with the surrounding landscape
 - Green roofs naturally regulate temperature and help create a healthy microclimate.
 - Between the low-rise buildings you'll find park areas, tree-lined walkways, pedestrian zones and quiet relaxation spots.
 - Minimalist architecture and low-rise buildings
 - Each building has only a few floors, maintaining a calm, pleasant atmosphere without the density of typical city developments

- Exceptional local amenities within walking distance:
- several kindergartens and primary schools
 - newly built sports facilities
 - three children's playgrounds within the project
 - plenty of shops and services for everyday needs

Jižní Výhledy is designed so that residents have everything within easy reach while enjoying peace, greenery, and clean air.

- Quick access to nature:
- Dalejský Stream, Prokopské Valley, and various natural trails offer perfect places for cycling, running, walking, outdoor workouts, and family trips. This location perfectly blends the practicality of city life with the charm of a natural park.

- Transport accessibility:
- metro line B Stodůlky or Luka - approx. 10 minutes on foot
 - only 15 minutes by car to Prague city center
 - excellent connection to the Prague Ring Road and main city routes

- Advantages of this offer:
- South-east orientation - bright and sunny throughout the day
 - glazed loggia ideal as a winter garden / relaxation corner / home office
 - spacious terrace provides generous outdoor living space
 - corner garage parking space - ideal for a larger car or a car + motorcycle
 - pleasant villa-style atmosphere of the Jižní Výhledy project
 - large ventilated cellar unit

Price: CZK 8,749,000 including complete legal services.

The sale includes a brick cellar (3.6 m²) and a garage parking space.

For more information or to arrange a viewing, please contact the agent or fill out the form below.
We will be happy to show you this beautiful apartment in the Jižní Výhledy project in person.

ID	36787	Offer	Sale
Group	2+kk	Furnished	Furnished
Location	Toufarova	Ownership	Personal
Usable area	51 m ²	Balcony	Balcony
Floor	1 - Floor	City	Prague
District	Stodůlky	Status	Realized