HOME REAL ESTATE

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









Home Real Estate, on behalf of the owner, is offering for sale a bright and well-maintained apartment with a layout of 2+kk and a total area of 50.7 m², complemented by a terrace, glazed loggia, spacious cellar, and corner parking space. The apartment is located in the modern residential project Jižní Výhledy by Central Group.

Property layout:

- Entrance hall
- Living room with fully equipped kitchen and access to the terrace
- Separate bedroom with access to a glazed loggia (can be used as a winter garden or home office)
- Bathroom with bathtub and WC
- Terrace with frost-resistant tiles
- Spacious brick cellar (3.6 m²)
- Large corner parking space (suitable for a bigger car + motorcycle)

Apartment features:

- Own heat metering, central heating
- High-speed internet, digital and satellite TV distribution in all rooms
- Laminate floating floors, ceramic tiles in bathroom, WC, and hallway
- Security fire-resistant entrance door
- Interior doors with increased height (210 cm)
- Energy performance: B (very efficient)

Location & surroundings:

- The residence is surrounded by greenery and offers perfect access to nature, including Dalejský brook and Prokop Valley.
- Excellent civic amenities within walking distance kindergartens, schools, shops, playgrounds, and new sports facilities.

Transport accessibility:

- Metro B Luka or Stodůlky within 10 minutes walking distance
- Only 15 minutes by car to the Prague city center

Price: CZK 8,749,000 incl. legal services

The sale includes a brick cellar unit and a spacious parking space in the underground garage.

Main benefits:

- Southeast orientation
- Glazed loggia suitable as a winter garden or small office
- Spacious terrace ideal for family living or extra personal space
- Large ventilated cellar
- Corner parking space for a car and motorcycle

For more information and to arrange a viewing, please contact the real estate agent or fill out the form below.

ID	<u>36787</u>	Price per m ²	171 550 Kč
Price	8 749 000 Kč	Offer	Sale
Group	2+kk	Furnished	Furnished
Location	Toufarova	Ownership	Personal
Usable area	51 m ²	Balcony	Balcony
Floor	1 - Floor	City	<u>Prague</u>
District	<u>Stodůlky</u>	Status	On sale