



## Sale flat 3+kk, 82 m<sup>2</sup> - Petržílkova, Stodůlky



Home Real Estate, acting on behalf of the owner, offers for sale a very pleasant and well-designed 3+KK apartment with a total floor area of 81.72 m<sup>2</sup>, complemented by a private garden of 104 m<sup>2</sup>. The apartment is located on the 1st floor of a residential complex in Prague - Stodůlky.

The unit is situated in a low-energy residential development - Krásná Hůrka, just 220 metres from Hůrka metro station (Line B).

#### The Project:

Krásná Hůrka is a high-quality residential project consisting of four elegant low-rise apartment buildings, designed with an emphasis on modern architecture, functional layouts and a high standard of workmanship. The project benefits from low energy consumption, which positively impacts monthly operating costs.

#### Layout and Features:

- spacious entrance hall
- bathroom with bathtub and a separate toilet
- bright living room with a kitchen area featuring underfloor heating
- fully fitted KIKI kitchen, approximately 5 years old, in very good condition, offering ample storage and workspace
- two separate bedrooms, with direct access to the garden from the master bedroom
- private garden providing a high level of privacy thanks to mature thuja hedges, partially paved - ideal for grilling, outdoor seating or relaxation

#### Technical Specifications and Accessories

- immediate proximity to the elevator entrance
- one parking space in the underground garage
- underfloor heating in the living room
- KIKI kitchen (approx. 5 years old)
- external security shutters on all windows
- garden with mature greenery and paved sections
- furniture as shown in the photos is included in the price

#### Parking:

The purchase price includes one parking space in the underground garage, conveniently located near the garage entrance and close to the elevator.

#### Location:

Krásná Hůrka is located in Prague 13, in the heart of the Hůrka district, one of the most sought-after residential areas in the vicinity. Situated on Petřílkova Street, just a few minutes' walk from Hůrka metro station (Line B), the project enjoys excellent accessibility.

Petřílkova Street runs along Sluneční náměstí (Sunny Square), home to the local town hall, shops, restaurants and daily services. The residential buildings of Krásná Hůrka are located directly opposite the town hall. Nearby amenities include the Lípa Polyclinic, pharmacies, hairdressers, schools, kindergartens, sports facilities and plenty of green spaces.

The nearby Central Park with a pond offers an ideal place for relaxation, family activities, dog walking or cycling. Thanks to its full civic amenities and easy access to the city centre, Krásná Hůrka is an ideal location for comfortable, stress-free living.

#### Ideal for:

- families with children seeking a safe and quiet environment
- couples or individuals looking for modern living with excellent transport accessibility
- investors seeking a stable location with strong rental potential

#### Operating Costs:

Monthly service charges amount to CZK 7,100, including: (repair fund, heating, hot and cold water, parking space, elevator, waste collection, cleaning services, security, common electricity and other fees

#### Price:

CZK 14,000,000, including full legal services.

For more information or to arrange a viewing, please contact the agent or complete the form below.

ID	<a href="#">36819</a>	Price per m <sup>2</sup>	170 732 Kč
Price	14 000 000 Kč	Offer	Sale

Group	3+kk	Furnished	Furnished
Location	Petržílkova	Ownership	Personal
Usable area	82 m <sup>2</sup>	Floor	1 - Floor
City	<a href="#">Prague</a>	District	<a href="#">Stodůlky</a>
City district	<a href="#">Stodůlky</a>	Status	On sale