



Apartment Three-bedroom (4+kk)

Sold

95 m², Prague 9, Letňany, Hlučkova





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Total area	175 m ²
Floor area*	95 m ²
Balcony	6 m ²
Terrace	74 m ²
Parking	Lockable garage
Garage	Yes
Cellar	5 m ²
PENB	B
Reference number	102398

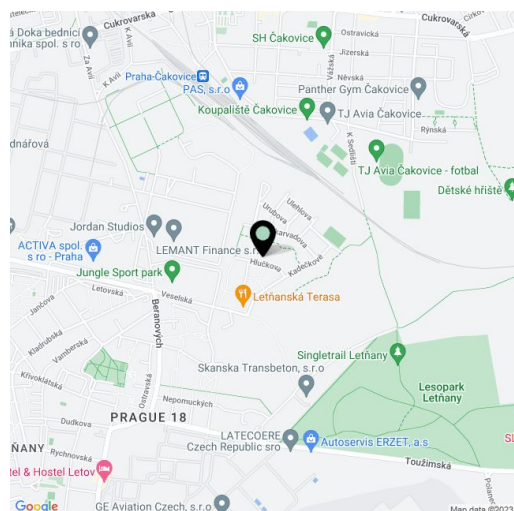
This modern apartment with a balcony and an over 70-meter sunny terrace is located on the top floor of an energy-efficient building on a quiet cul-de-sac in Letňany, close to forest parks and a shopping center. A lockable garage is included in the price.

The layout of the 3rd floor apartment consists of a living room with an open plan kitchen and dining room, a master bedroom with an en-suite bathroom (shower, toilet, sink), another 2 bedrooms, a central bathroom (bathtub, 2 sinks, toilet, and niche for a washing machine and dryer), and a foyer with a corridor. The living room has access to the **balcony** and **terrace**, which can also be accessed from the two bedrooms/children's rooms.

The apartment building was approved in 2018. The offered apartment is equipped to a **higher standard**, including high-quality vinyl floors and brand-name floor and wall tiles in the bathrooms. The windows are plastic with exterior **electrically controlled aluminum blinds** and interior **textile blinds**, and the terrace can be shaded with an awning. The custom-made kitchen has a **Technistone** artificial stone worktop and an **induction hob** with an **integrated hood**, and other built-in furniture is also custom-made. The living room and 1 bedroom have **air-conditioning**, the heating is central remote, and the apartment is guarded by a **security system**. The purchase price includes a **lockable garage** and **cellar**, both accessible by **elevator**.

There is a grocery store or restaurant right in the residential complex, as well as a children's playground, and a kindergarten is a few steps from the building. A full range of civic amenities, including schools and **sports fields**, are within a short walking or driving distance. It is possible to walk to **Havraňák forest park** or **Letňany forest park**, both green areas that are interspersed with **paths for pedestrians and cyclists**. In a short time, you can reach the **Čakovice swimming pool** by bike. The Letňany metro station is 5 minutes away by bus, and the nearby Liberecká and Kbelská streets and access to the D8 or D10 highway or the Prague Ring Road make traveling by car easier.

Floor area 94.7 m², terrace 73.5 m², balcony 6.3 m², cellar 4.9 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



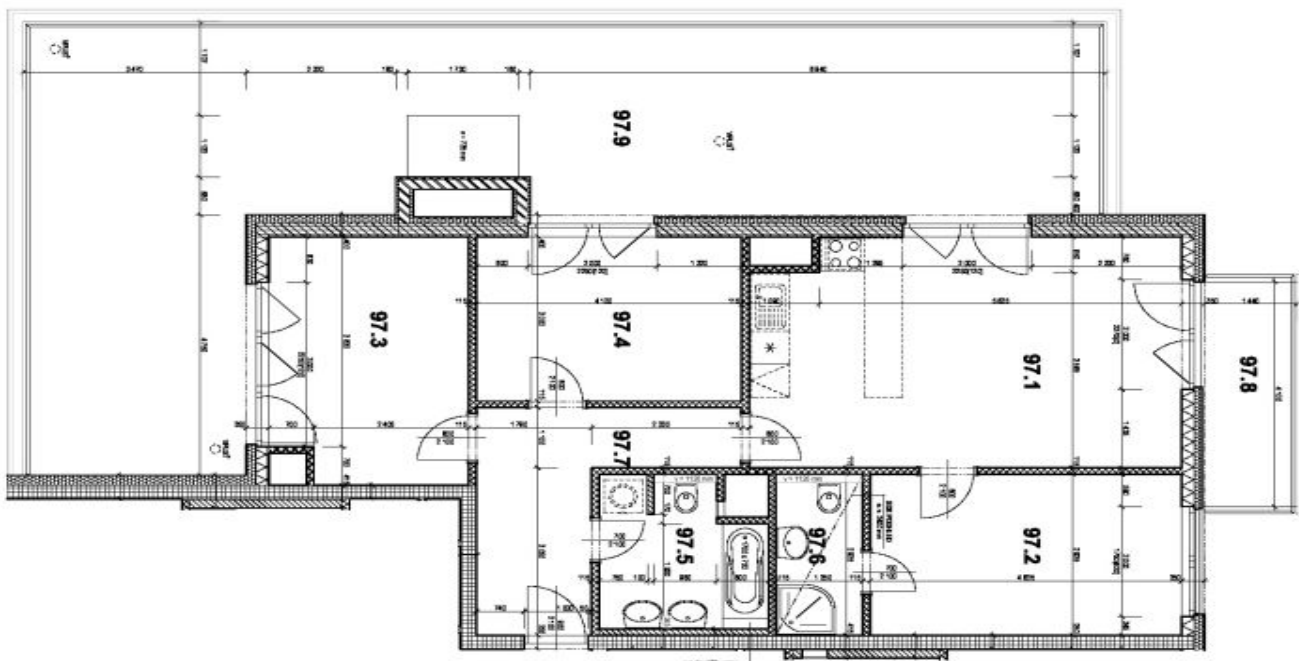
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M 1:75

PŘÍLOHA 2



LEGENDA MATERIÁLŮ:

- ZILIZOLATIONOVÉ KONSTRUKCE, TL DLE VÝKRESU
- KERAMICKÉ ZDVO AKUSTICKE, TL 100 mm
- KERAMICKÉ NOSNÉ ZDVO AKUSTICKE, TL 250 mm
- KERAMICKÉ NOSNÉ ZDVO, TL 240 mm
- KERAMICKÉ NOSNÉ ZDVO AKUSTICKE, TL 190 mm
- KERAMICKÉ ZDVO AKUSTICKE, TL 250 mm
- KERAMICKÉ ZDVO, TL 175 mm
- KERAMICKÉ PŘÍČKY AKUSTICKE, TL 115 mm
- KERAMICKÉ PŘÍČKY, TL 115 mm
- PLYNOSULOKATIVNÉ PŘÍZDÍVKY, TL 100, 150 mm
- PLYNOSULOKATIVNÉ PŘÍZDÍVKY, TL 100, 150 mm
- PLYNOSULOKATIVNÉ PŘÍZDÍVKY, TL 100, 150 mm
- TEPELNÁ IZOLACE, TL DLE VÝKRESU
- TEPELNÁ IZOLACE, TL DLE VÝKRESU

TABULKA PLOCH:

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA (m ²)
97.1	OBYVACÍ POKOJ + KK	27.9
97.2	POKOJ	14.0
97.3	POKOJ	13.7
97.4	POKOJ	12.5
97.5	KOUPELNA + WC	6.3
97.6	KOUPELNA + WC	3.7
97.7	PŘEDSÍN	10.1
97.8	BALKON	6.3
97.9	TERASA	73.5
ÚŽITNÁ PLOCHA		88.2
BALKON		6.3
TERASA		73.5

Celková podlahová plocha byla vypočtena dle platných norem pro podlahy (metriční výšky d. 38/2013 Sb.), činí 94,7 m²

POZNÁMKA:

- STĚNY A PŘÍČKY KOTOVÁNY NA VÝŠKOVÉ ROZMĚRY HRUBÉ STAVBY BEZ OMIKTEK
- UŽITNÉ PLOCHY MÍSTNOSTI PŘEPočTENY NA STAVBU PROVEDENÍ OMIKTEK
- VÝŠKA PŘÍZDÍVKY BUDE PŘÍPUSOBENA DLE OBKLADOVÉHO PRAJELU
- KOUPELNA NEBO WC TAK, ABY POKOJ MOŽNO VYCHÁZEL MINIMÁLNÍ DOKREZ OBRÁDČOVÝ ČAS 50 mm POD NEBO NAD PŘÍZDÍVKOU



STUPEŇ:	OBCHODNÍ SLOŽKA 1	MĚRITKO:	1:75
VÝKRES:	PŮDORYS		
MÍSTO STAVBY:	PRAHA 9 - LETŇANY		
LOKALITA:	LETŇANSKÉ ZAHRADY		
FORMÁT:	A3	PODLAŽÍ:	5.NP
BÝTVOVÝ POKL:	K	BÝTČ.Č.:	97