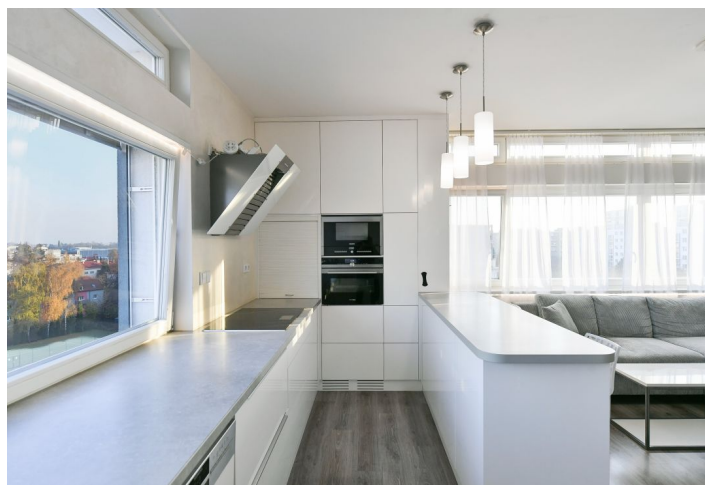


Apartment Four-bedroom (5+kk)

€ 759 696 | CZK 19 000 000

150 m², Prague 9, Letňany, Třinecká

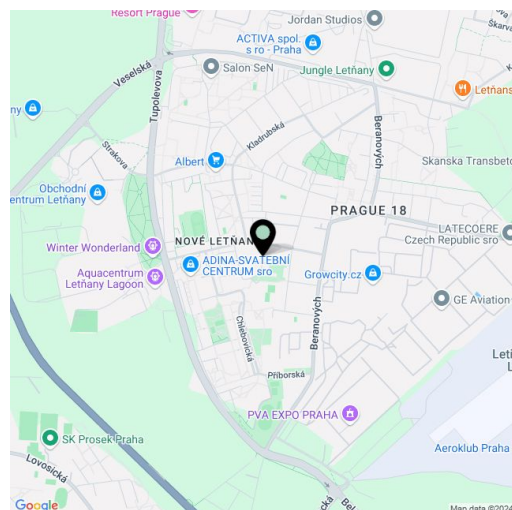


Apartment Four-bedroom (5+kk)

€ 759 696 | CZK 19 000 000

150 m², Prague 9, Letňany, Třínecká

Total area	181 m ²
Floor area*	150 m ²
Terrace	31 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106546



* 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.

This bright, modernly furnished duplex apartment with 4 bedrooms, 3 garage parking spaces, and an elevator directly to the apartment occupies the top floors of the Residence 2 Towers in Letňany. The private terrace offers beautiful views of the surrounding area, which features complete civic amenities, a metro station (line C), indoor and outdoor sports facilities, and several well-maintained parks with playgrounds.

On the entry level, the apartment includes a spacious living room with a dining and kitchen area, a pantry, 2 bedrooms sharing a bathroom, an entrance hall with a staircase, and access to the **elevator**. The upper floor consists of a gallery currently used as a workspace, a bedroom with access to the terrace, and a second bedroom with an en-suite bathroom. The property also includes **3 parking spaces** in the underground garage and a **cellar**. The exclusive **2 Towers residential project** consists of only 14 apartments, each occupying one floor, ensuring plenty of natural light and unique views in all directions.

The apartment features **wooden windows with triple glazing and exterior blinds**, vinyl floors in the living areas, laminate floors in the bedrooms, and a fully equipped kitchen with built-in **Siemens** appliances. The electric underfloor heating can be controlled via a **smart home system**.

Letňany is a popular district on the outskirts of Prague, known for its abundance of parks and excellent amenities. Just a few steps from the building, there are 2 kindergartens, 2 primary schools, a hockey and tennis hall, a **golf course**, a fitness center, and an aqua center with pools, a sauna, and a solarium. A shopping center is just a 5-minute walk from the apartment. The nearby **Letňany metro station** (line C) offers excellent transport links to the center of Prague.

Total area 181 m², of which 150 m² of floor area and 31 m² terrace, cellar.