

Apartment Two-bedroom (3+kk)

Sold

91 m², Prague 9, Letňany, Třinecká

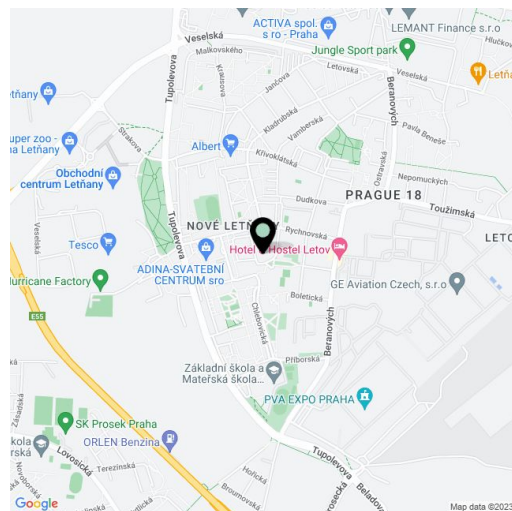


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Total area	94 m ²
Floor area*	91 m ²
Loggia	3 m ²
Parking	500 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37088



* 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, sunny modern apartment with a loggia, views in all four cardinal directions, direct access from the elevator, and a large garage parking space is part of a premium residential building with only 7 units where each apartment takes up an entire floor, guaranteeing perfect privacy. The building is just a few steps from the Letňany Shopping Center and 3 minutes by bus from a metro station.

The practical layout of the 6th floor apartment offers a living room with a kitchen, 2 bedrooms, a bathroom (bathtub, 2 sinks, toilet, connection to a washing machine), a separate toilet, and an entrance hall with access to a **chip-controlled elevator**. The **sunny loggia** accessible from the living room offers views of the wider surroundings.

Facilities include **wooden windows** with insulated triple-glazed panes and electrically controlled **exterior blinds** in the living room and interior blinds in the bedrooms, quality **Swiss Kronoswiss laminate flooring**, and **underfloor heating** with the possibility of regulation in every room. The kitchen is fully equipped with built-in Beko appliances and a **Samsung** refrigerator. There are also built-in wardrobes. The purchase price includes a **large garage parking space** and an adjoining **cellar**.

There is a kindergarten and elementary school, a **sports field** with tennis courts or a **farm produce shop** right next to the building. A shopping and entertainment center, **an aqua park**, and a **winter stadium** are a 5-minute walk away. From the bus stop in front of the building, you can get to the Letňany metro station in just a short time. Many playgrounds, green spaces, and a dog park are in close vicinity.

Interior 91 m², loggia 2.8 m², cellar 3.3 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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