



Apartment Three-bedroom (4+kk)

Rented

114 m², Prague 4, Michle, Baarova



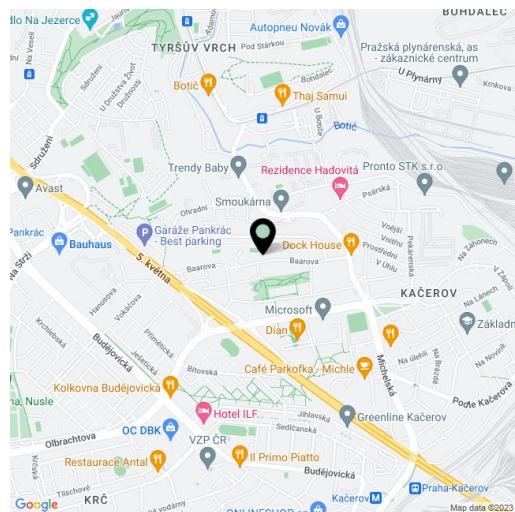


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Total area	131 m ²
Floor area*	114 m ²
Balcony	17 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for common building charges, water, and heating: CZK 11,000. Electricity is billed separately.
PENB	G
Reference number	100443
Available from	Immediately



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This premium furnished apartment with 2 bathrooms, 2 balconies, and views of Prague Castle is on the 8th floor of the modern Residential Park Baarova complex with a 24/7 reception and security, a park, a children's playground, and underground parking. The residence is located in Michle, which offers a full range of amenities and services, near the BB Centrum and Brumlovka multipurpose centers, with bus connections to the Budějovická and Pankrác metro stations and quick access to the city center.

The apartment includes a living room with a fully fitted open plan kitchen, a pantry, and a south-facing **balcony** overlooking a park, a master bedroom with a west-facing **balcony**, and an en-suite bathroom (walk-in shower, toilet), two bedrooms (one with access to the balcony), a bathroom (bathtub, bidet, toilet), a utility room, a separate toilet, and an entrance hall with a built-in wardrobe.

High-quality equipment, hardwood floors, laminate floors, tiles, security entry door, underfloor heating in the bathrooms, central heating, automatic exterior blinds, pleated blinds, insect nets, washer/dryer, dishwasher, induction cooktop, microwave oven, Bang & Olufsen TV and sound system, bike/pram storage. A wide **garage parking** space is included.



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Byt 4+kk

1	Předsíl, 6 Entrance Hall	8,5 m ²
2	Obyvací pokoj Living room	29,6 m ²
3	Kuchyně Kitchen	8,8 m ²
4	Koupelna 1 Bathroom 1	5,7 m ²
5	Ložnice 1 Bedroom 1	17,8 m ²
6	Ložnice 2 Bedroom 2	11,1 m ²
7	Ložnice 3 Bedroom 3	13,0 m ²
8	Koupelna 2 Bathroom 2	3,4 m ²
9	Komora / Utility room	3,6 m ²
10	Chodba Corridor	9,0 m ²
11	Spojka / Food store	2,0 m ²
12	WC Toilet	1,9 m ²
Celková plocha bytu		114,2 m ²
13	Balkón, terasa (Balcony, terrace)	10,9 m ²
14	Balkón, terasa (Balcony, terrace)	6,2 m ²