



Apartment Two-bedroom (3+kk)

Sold

117 m², Prague 4, Michle, Baarova



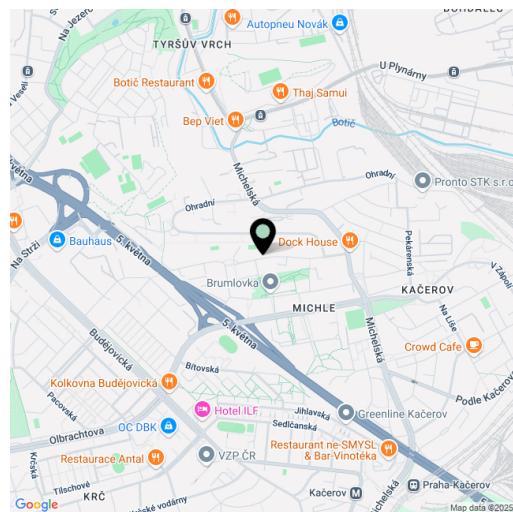


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Total area	212 m ²
Floor area*	117 m ²
Balcony	13 m ²
Terrace	82 m ²
Parking	Two garage parking spaces
Garage	Yes
Cellar	6 m ²
Service price	10 949 CZK monthly
PENB	B
Reference number	102592



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This bright apartment with first-class facilities, a balcony, and a sunny terrace is located on the 4th floor of an energy-efficient apartment building in a residential park located in a part of Prague 4 - Michle, providing everything you need at your fingertips and excellent transport connections.

The over one hundred meter area of the apartment consists of a living room with an adjoining kitchen, a master bedroom with a **Varius wardrobe**, **Presotto Italia** and an **en-suite bathroom**, a second bedroom, a bathroom, a separate toilet, a laundry room, a hallway, and a foyer. The living room and master bedroom have access to a **spacious terrace**, and both bedrooms to a **balcony** facing a park with mature trees and water features.

The residence was completed in 2011. Windows are wooden Euro with double glazing and **exterior blackout window blinds**. The high-quality facilities of the apartment also include **oak parquet floors**, **Villeroy & Boch sanitary ware**, and an **Austrian EWE kitchen** with **Miele** and **Siemens** appliances and a **Liebherr** wine cellar with a capacity of 18 bottles. On the automatically irrigated terrace with a **natural surface of exotic Massaranduba wood**, there is a **Les Jardins teak solar shower** and a **designer Villeroy & Boch Just Silence hot tub**. The apartment is guarded by a **Jablotron** security system, and the entire house is protected by a **reception**, **24/7 security**, and **chip** access. Residents can use the **pram room** and **bike shed**. The apartment comes with **2 garage spaces** and a **large cellar**. Heating is provided by a central gas boiler.

The excellent location of the project makes it possible to live in a dynamic area, right in the **Brumlovka complex** (**more information in the "Brumlovka" application**), where a number of events take place (for example, **food festivals**, dance events, workshops, **events for children**, **summer cinema**). In the immediate vicinity, there are cafes, restaurants, a **wellness area**, **gym**, **Balance club Brumlovka** with a Benefit club for residents of the Baarová Residence, a supermarket, drug store, pharmacy, dentist's office, and a children's and sports playground. The DBK Budějovická and Arkády Pankrác shopping centers are within walking distance. The nearby Budějovická metro station (line C, 3 minutes by public transport or free shuttle bus) provides an excellent connection to the city center, and the Praha-Káčerov Railway Station is just as close. When traveling by car, a great advantage is easy access to the main road, the South Connecting Road, and the D1 highway.

Floor area 117.2 m², terrace 82.3 m², balcony 12.7 m², cellar 6.3 m².



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