



Apartment Two-bedroom (3+kk)

Sold

97 m², Prague 4, Michle, Baarova





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Total area	110 m²
Floor area*	97 m²
Balcony	13 m²
Parking	Garage parking space
Cellar	6 m²
Service price	8 492 CZK monthly
PENB	C
Reference number	104947

This almost hundred-meter apartment with two balconies and a parking space is part of the enclosed Rezidenční Park Baarova complex, located in a neighborhood with complete civic amenities and within walking distance of a metro station.

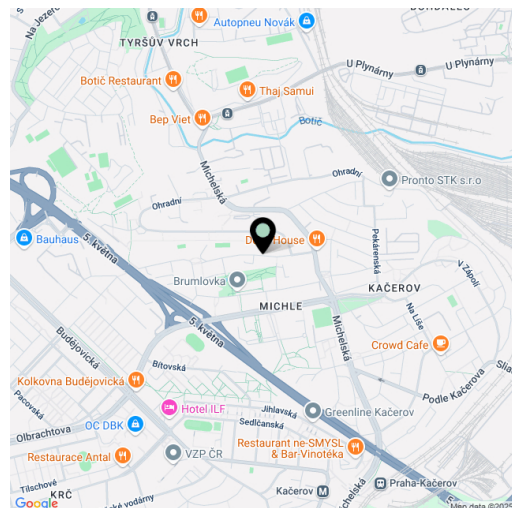
The layout of the 5th floor apartment consists of a living room with an open plan kitchen and dining area, 2 bedrooms, a bright and airy bathroom, a separate toilet, a closet, a pantry, a hallway, and a foyer. The living room and one bedroom have access to the **balconies** providing **views** of the **far surroundings**.

The residence was completed in 2012. Floors are oak; **the wooden large-format Euro windows** have double glazing and **front window blinds**. The kitchen is fully equipped. The building has an **elevator** and the complex is protected by **24/7 security**, a **reception**, and a main entrance accessed via **a chip**. Heating is provided by a central gas boiler. The apartment comes with **a garage parking space** and **a cellar**, and residents can use **a stroller room**, **a bike shed**, and a courtyard with **a garden**, playground, and **climbing wall**.

The excellent location of the project makes it possible to live directly in the **Brumlovka** area, in the immediate vicinity of cafes, restaurants, **wellness**, **fitness**, a supermarket, a drugstore, a pharmacy, a dentist's office, or an athletic field. **The DBK Budějovická** and **Arkády Pankrác** shopping centers are within walking distance, and the nearby Budějovická metro station (line C) provides an excellent connections to the city center, and the Praha-Kačerov Railway Station or the future Pankrác metro transfer station are just as close. When traveling by car, a major advantage is easy access to the main road, the South Junction, and the D1 highway.

Floor area 96.9 m², balconies 7.5 m² and 5.1 m², cellar 5.8 m².

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





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