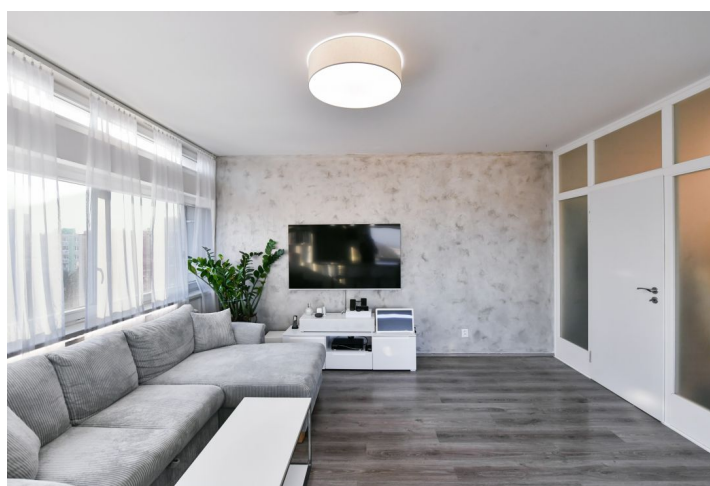




Apartment Four-bedroom (5+kk)

Sold

150 m², Prague 9, Letňany, Třinecká





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Sold

150 m², Prague 9, Letňany, Třinecká

| | |
|------------------|--------|
| Total area | 181 m² |
| Floor area* | 150 m² |
| Terrace | 31 m² |
| Parking | Yes |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 106546 |

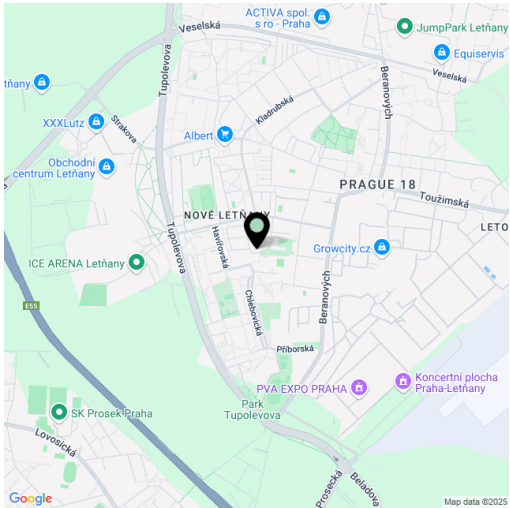
This bright, modernly furnished duplex apartment with 4 bedrooms, 3 garage parking spaces, and an elevator directly to the apartment occupies the top floors of the Residence 2 Towers in Letňany. The private terrace offers beautiful views of the surrounding area, which features complete civic amenities, 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.



* 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.