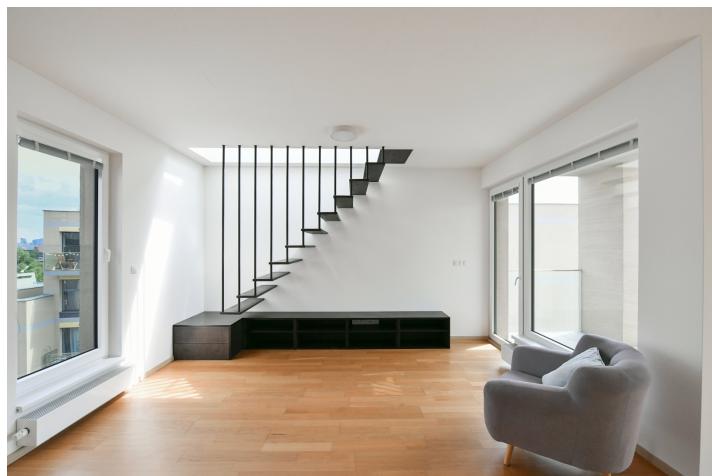




## Apartment One-bedroom (2+kk)

Sold

81.6 m<sup>2</sup>, Prague 10, Michle, U Plynárny



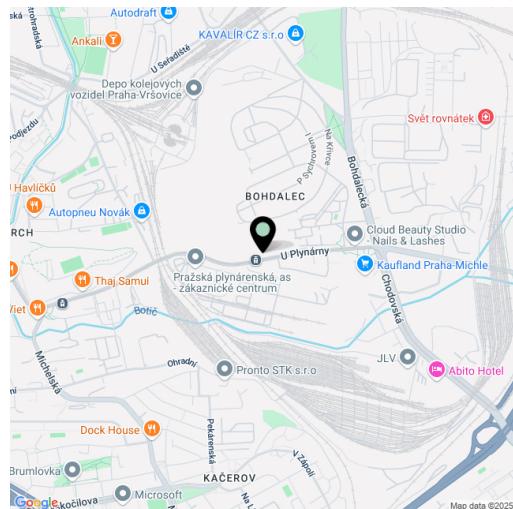


## Apartment One-bedroom (2+kk)

Sold

81.6 m<sup>2</sup>, Prague 10, Michle, U Plynárny

Total area	91 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	1 parking space in the underground garage for an additional fee
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108911



\* 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.

**An apartment with two loggias and an interior designed by an architectural studio occupies the entire 7th floor of an energy-efficient new building located in Prague 10 – Michle, close to a tram stop.**

The floor area of the apartment comprises a living room with a kitchen, a bedroom with an adjoining study, a bright bathroom (with both a bathtub and shower), a separate toilet, a utility room with connections for a washer and dryer, a spacious entrance hall, and a foyer. Both the living room and bedroom open onto loggias, and the staircase from the living room leads to a walkable rooftop terrace. The loggias and rooftop offer panoramic views of the surrounding area.

This energy-efficient building, with an underground garage and elevator, was approved for occupancy in 2021. High-end features include three-layer Kährs wooden floors, large-format windows prepped for motorized blinds, heat recovery ventilation, air-conditioning, Villeroy & Boch sanitary ware, Hansgrohe fixtures, fire-rated security entrance doors, and flush interior doors with magnetic locks. The interior was custom-designed by a renowned architectural studio, and the kitchen features a concrete worktop. There is the option to purchase three interconnected basement storage units with a total area of 6 m<sup>2</sup> for CZK 300,000, and a garage parking space with a width of 3.6 meters for CZK 750,000. Entry to the building is via chip access.

A supermarket operates right next to the building, and nearby amenities include the Eden shopping center, a fitness center, and sports facilities, including a swimming stadium. Excellent transport accessibility is ensured by tram and bus connections, and quick access by car to the Jižní spojka and Spořilovská connector roads.

Floor area 81.6 m<sup>2</sup>, loggias 4 m<sup>2</sup> and 6 m<sup>2</sup>.



## Apartment One-bedroom (2+kk)

Sold

81.6 m<sup>2</sup>, Prague 10, Michle, U Plynárny

1	Zádvíří
2	Předsíň
3	WC
4	Komora s pračkou
5	Obytný pokoj + Kuchyně
6	Ložnice
7	Pracovní kout
8	Koupelna
9	Komora
10	Lodžie
11	Lodžie
12	Terasa



1. NP

Michle, U Plynárny

Byt 2+kk

2. NP

