



## Apartment Two-bedroom (3+1)

€ 555 670 | CZK 13 500 000

90 m<sup>2</sup>, Prague 4, Michle, Družstevní ochoz



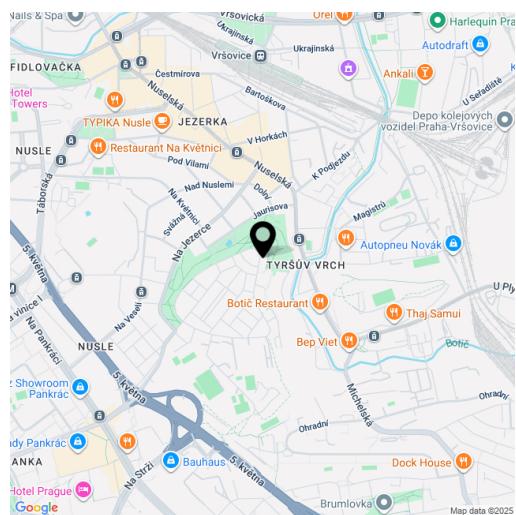


## Apartment Two-bedroom (3+1)

€ 555 670 | CZK 13 500 000

90 m<sup>2</sup>, Prague 4, Michle, Družstevní ochoz

Total area	117 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
Parking	-
Cellar	4 m <sup>2</sup>
PENB	D
Reference number	109641



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

**This apartment with two terraces and beautiful views of wooded Tyrš Hill is located on the 1st floor of a terraced building situated in a convenient location on a quiet side street at the border of the Michle and Nusle districts, right next to Jezerka Park, which can be accessed directly from the rear entrance of the building.**

The layout of the apartment consists of a living room, two bedrooms, a separate kitchen with a pantry, a bathroom (with a bathtub and a window), a separate toilet, a walk-in closet, and a spacious entrance hall with room for built-in wardrobes. The living room and one of the bedrooms, both facing **east toward the park**, have access to **terraces** offering **pleasant views**. The second bedroom and the kitchen have windows facing **west onto a very quiet street**.

The building was constructed in the 1970s and is currently undergoing a gradual renovation. It features plastic windows with interior blinds, **a new elevator**, and a gas boiler room. The façade has been partially insulated, and improvements to the terraces and common areas are planned. The apartment was renovated about 11 years ago. The kitchen is equipped with a gas stove, electric oven, and dishwasher. The terraces include **large built-in planters**. The unit comes with a **storage room** located on the same floor as well as a **cellar**. Residents also have access to a **pram/bike room**.

**Jezerka Park** is located right next to the building. Nearby are children's playgrounds and grocery stores. Both private and public kindergartens, elementary schools, and **a high school** are within walking distance, as are the **Na Jezerce Theatre** and the **municipal library**. A tram and bus stop is only a 4-minute walk away, and the Pankrác metro station (lines C and, in the future, D) can be reached on foot in about 15 minutes.

Floor area 90.1 m<sup>2</sup>, terraces 13.8 m<sup>2</sup> and 13.1 m<sup>2</sup>, cellar 3.6 m<sup>2</sup>.



## Apartment Two-bedroom (3+1)

90 m<sup>2</sup>, Prague 4, Michle, Družstevní ochoz

€ 555 670 | CZK 13 500 000

