



## Apartment Three-bedroom (4+kk)

Sold

131 m<sup>2</sup>, Prague 9, Prosek, Letňanská

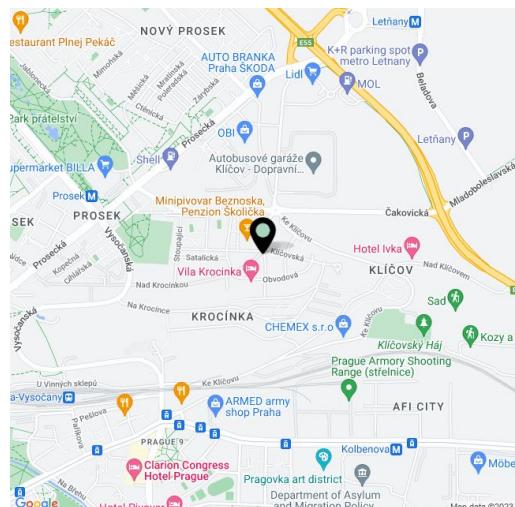




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Total area	151 m <sup>2</sup>
Floor area*	131 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	4 300 CZK monthly
PENB	G
Reference number	18820



\* 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.

**Spacious three-bedroom apartment with 2 bathrooms, terrace and balcony. Unique housing in the middle of a green area in a quiet residential area, just a 5 minute walk from the metro line C.**

The apartment consists of 3 bedrooms (one terrace access), a large open-plan living room with a balcony and **fully equipped kitchenette in luxury design with wenge wood veneer**, entrance hall and 2 bathrooms – the large one with bathtub and shower and the smaller one with **shower stall with radio, massage jets and steam**.

The equipment includes laminate and wooden flooring, new wooden windows, shutters, built-in wardrobes in the hall and bedroom and individual temperature control in all rooms. Heating is provided by a completely new individual condensing boiler Junkers, there is also a security system that can be connected to the ARC.

**The purchase price includes a cellar. There is a possibility to buy 1 parking space in a separate garage with remote control at extra cost of CZK 300 000. Free parking directly in front of the house for additional cars or visitors.**

Modern architectural building Meandr from 2004 with only 11 residential units located in a quiet area of Staré Vysočany with full amenities and good access to the city center (bus stop in front of the house, 3 minutes to the Prosek subway line C station, 5 minutes to the Vysočanská line B station). Kindergarten, elementary school, playground, Prosek shopping center, restaurant and little brewery in close vicinity; quick driving distance to the Bulovka hospital and Letňany mall.

Interior 131,8 m<sup>2</sup>, terrace 13,8 m<sup>2</sup>, balcony 5,4 m<sup>2</sup>, cellar 3,8 m<sup>2</sup>.

