



## Apartment Two-bedroom (3+kk)

Sold

138 m<sup>2</sup>, Prague 4, Michle, Ohradní

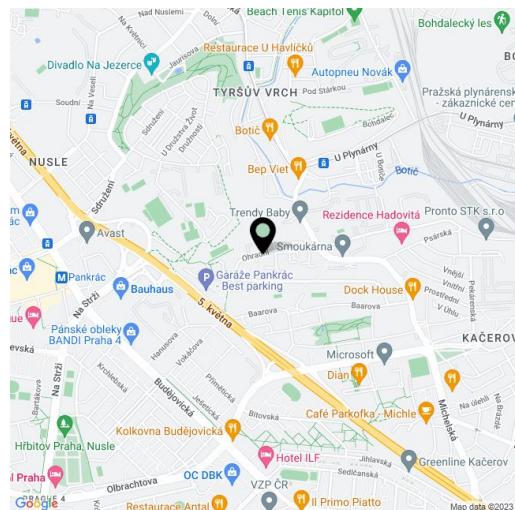




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Total area	144 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 000 CZK monthly
PENB	G
Reference number	24629



\* 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.

**Brand new, air-conditioned, split-level attic flat with a south-facing enclosed balcony, green views and sauna, on the top 4th and 5th floors of a renovated apartment building with lift. Located in an attractive part of Michle, near Pankrác, and in the vicinity of several parks.**

The layout of the lower entry level is composed of a spacious hall, followed by a living room with kitchen, dining area and balcony; there's also a master bedroom with en-suite bathroom (shower, bathtub), walk-in closet with storage system and a safe, utility room, and a separate toilet. The upper floor offers a bedroom, bathroom with **sauna**, shower and toilet, and a gallery with enough space for a study or a reading corner.

The equipment includes **air-conditioning in all rooms, oak floors, high quality large format tiles**, heated floor and wall in the main bathroom, **Vekra aluminum windows** and Roto skylights, Next security entrance door, Viessmann gas boiler, preparation for alarm. Acceptance of the units took place in 2015, together with the renovation of the house. Since then, the apartment has been hardly ever used.

The building is located within easy reach of complete amenities, as well as a bus stop with fast access to Kačerov metro station and to the center. In the immediate vicinity there are several kindergartens, primary and secondary schools, gymnasium, squash hall, restaurants and cafes, nearby you can also find Reitknechtka tennis courts, bow shooting range at Tyršův Hill or pétanque in Baarův Park.

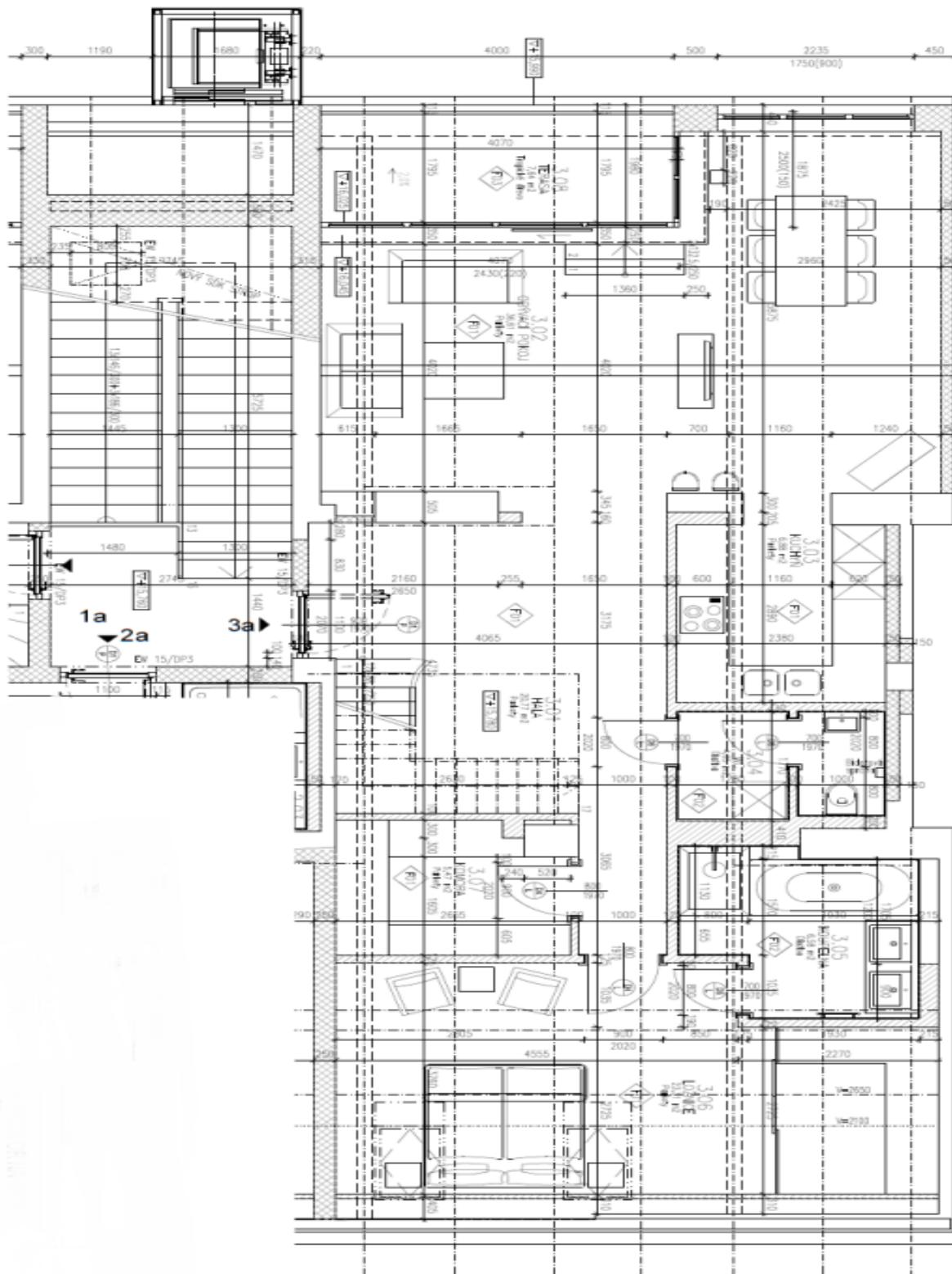
Interior 137.92 m<sup>2</sup>, enclosed balcony 6.18 m<sup>2</sup>.



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