



## Apartment Two-bedroom (3+kk)

Sold

91 m<sup>2</sup>, Prague 9, Letňany, Třinecká





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Total area	94 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	Large garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37088

This bright, sunny modern apartment with a loggia, views in all four cardinal directions, direct access from the elevator, and a large garage parking space is part of a premium residential building with only 7 units where each apartment takes up an entire floor, guaranteeing perfect privacy. The building is just a few steps from the Letňany Shopping Center and 3 minutes by bus from a metro station.

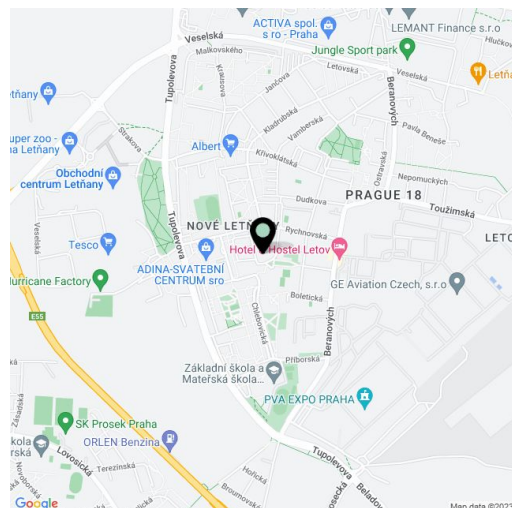
The practical layout of the 6th floor apartment offers a living room with a kitchen, 2 bedrooms, a bathroom (bathtub, 2 sinks, toilet, connection to a washing machine), a separate toilet, and an entrance hall with access to a **chip-controlled elevator**. The **sunny loggia** accessible from the living room offers views of the wider surroundings.

Facilities include **wooden windows** with insulated triple-glazed panes and electrically controlled **exterior blinds** in the living room and interior blinds in the bedrooms, quality **Swiss Kronoswiss laminate flooring**, and **underfloor heating** with the possibility of regulation in every room. The kitchen is fully equipped with built-in Beko appliances and a **Samsung** refrigerator. There are also built-in wardrobes. The purchase price includes a **large garage parking space** and an adjoining **cellar**.

There is a kindergarten and elementary school, a **sports field** with tennis courts or a **farm produce shop** right next to the building. A shopping and entertainment center, **an aqua park**, and a **winter stadium** are a 5-minute walk away. From the bus stop in front of the building, you can get to the Letňany metro station in just a short time. Many playgrounds, green spaces, and a dog park are in close vicinity.

Interior 91 m<sup>2</sup>, loggia 2.8 m<sup>2</sup>, cellar 3.3 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



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