



## Apartment Two-bedroom (3+kk)

Rented

94.7 m<sup>2</sup>, Prague 4, Michle, U Michelského mlýna

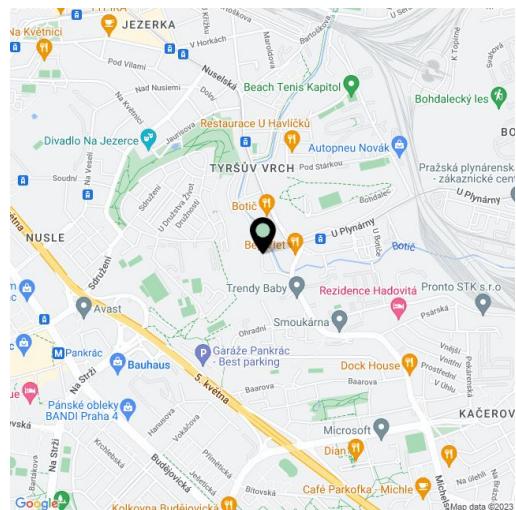




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Total area	134 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37545
Available from	Immediately



\* 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.

This bright, completely furnished, quiet 2-bedroom flat with a large wraparound terrace is situated on the second floor of a contemporary residential project with a private garden, a playground, security, and underground parking. Set in a quiet location between a wooded hill and the Botič Stream, near the Tyršův vrch park, with complete infrastructure and quick access to the city center. Located close to bus and tram stops - the city center is reachable by tram in less than 15 minutes, and a bus can get you to the Budějovická or Kačerov metro stations (line C). Within walking distance of rich amenities incl. the Na Jezerce Theater surrounded by a park. The location has easy access to the South Connecting Road and the D1 highway.

The apartment features a living room connected to a fully fitted open plan kitchen with a dining area and a **covered, illuminated terrace** accessible through French windows. There are 2 bedrooms, a storage room, a bathroom (bathtub, walk-in shower), a separate toilet, and an entrance hall. The terrace can also be accessed from both bedrooms.

**High standard equipment**, hardwood floors, floor-to-ceiling **wooden windows** with automatic exterior blinds, heated bathroom tiles, security entry door, illuminated built-in wardrobes and storage, washer, dryer, custom-made kitchen with **granite** tiling and worktop, induction hob, video entry phone, **cellar**, camera system. A **garage parking** space is included, a second space is available at CZK 1500/month. Monthly deposit for service charges water and heating CZK 4,600. Electricity is charged separately. Available from mid May 2022.



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