



Apartment One-bedroom (2+kk)

Sold

57 m², Prague 9, Letňany, Štanderova

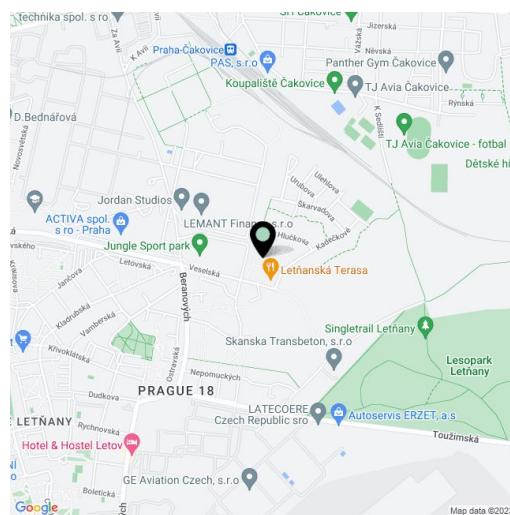




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Total area	69 m ²
Floor area*	57 m ²
Balcony	12 m ²
Parking	Garage parking space
Cellar	Yes
PENB	B
Reference number	39019



* 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, modern apartment with two balconies and a garage parking space is situated on the 11th floor of the Letňanské zahrady residential complex in the immediate vicinity of a forest park, close to sports facilities and a large shopping and entertainment center.

The floor area of this **corner apartment** is divided into a living room with a kitchen and a **south-facing balcony**, a bedroom with a **west-facing balcony**, a bathroom (with a shower and a preparation for a washing machine), and a spacious entrance hall with a **dressing room**.

The building was completed in 2018. Facilities include laminate floors, plastic windows with quality **exterior motorized blinds**, security entrance doors, and modern data wiring (Internet). The kitchen is equipped with new built-in appliances. Central heating. The purchase price includes a **garage parking space and cellar storage unit**.

Right in front of the building is a grocery store and a restaurant; a **forest park** is just a few steps away. Nearby is an outdoor gym, a rope center, or singletrack. Other sports opportunities can be enjoyed close-by in a **swimming pool** and ice rink, and **several bike paths pass through the area**. There is a bus stop a few minutes' walk away, and the Letňany metro station (line C) can be reached by car in 5 minutes. Driving to the center is direct and easy thanks to the nearby access to the Prosecká radial road.

Floor area 56.8 m², balconies 7.6 m² and 4.3 m², cellar 3.2 m².

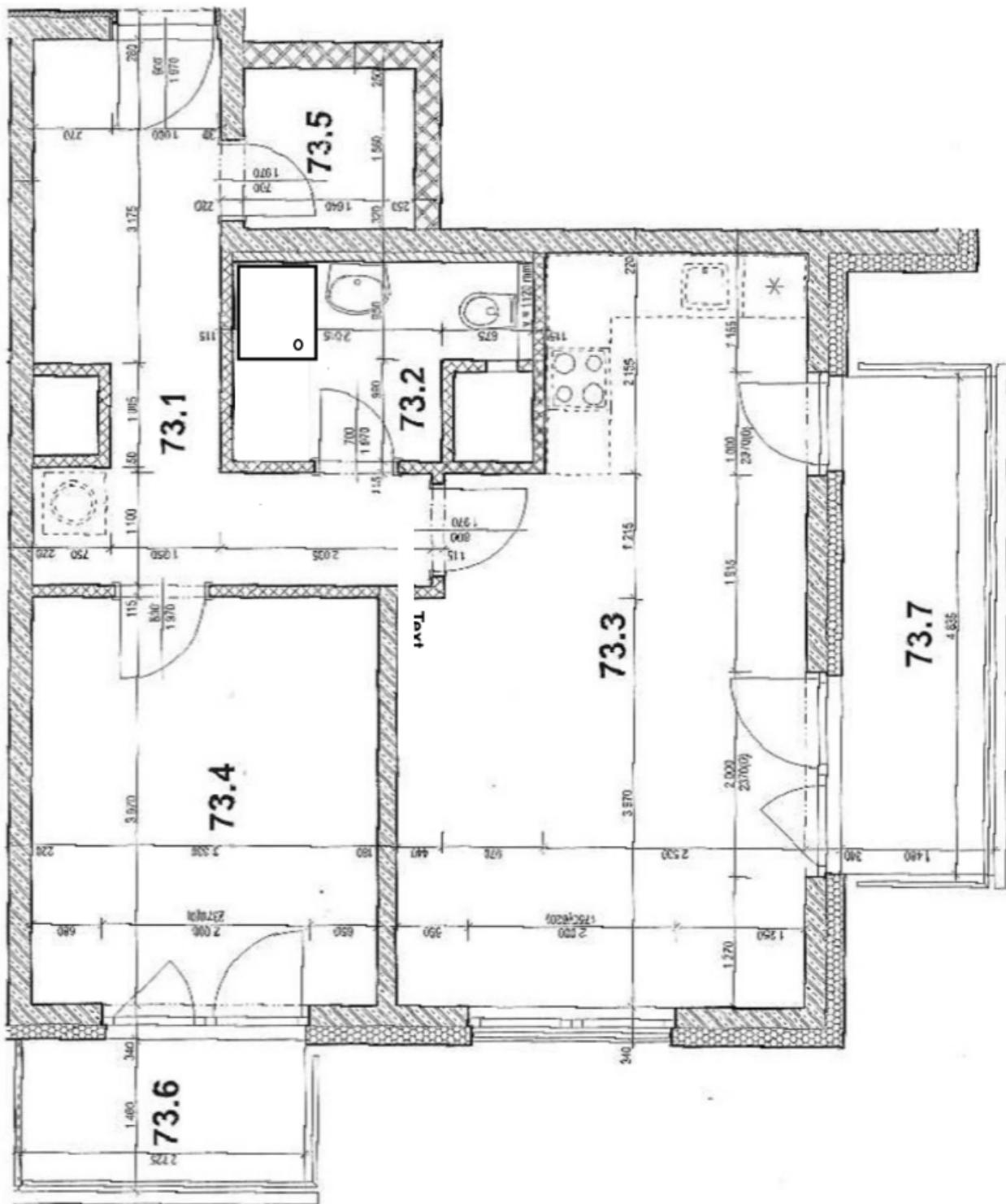
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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TABULKA PLOCH:

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA cca (m ²)
73.1	PŘEDSÍŇ	11,2
73.2	KOUPELNA + WC	4,5
73.3	OBÝVACÍ POKOJ + KK	25,4
73.4	POKOJ	13,2
73.5	KOMORA	2,5
73.6	BALKON	4,3
73.7	BALKON	7,6
UŽITNÁ PLOCHA		56,8
BALKONY		11,9

Celková podlahová plocha bytu, vypočtená dle
platných právních předpisů (nařízení vlády č. 366/2013
Sb.), činí **61,9 m²**.