



## Apartment One-bedroom (2+kk)

Rented

48.4 m<sup>2</sup>, Prague 10, Michle, U Plynárny





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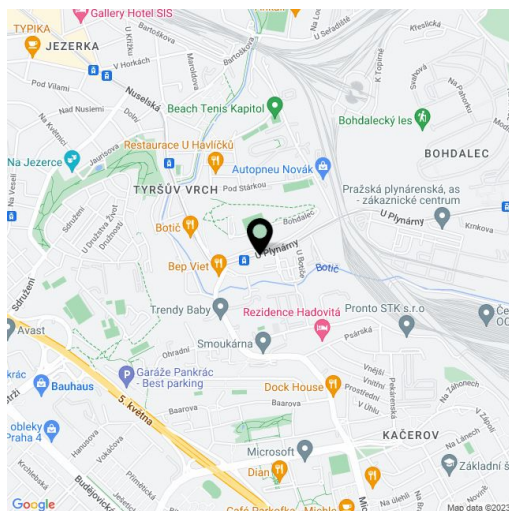
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|                  |                   |
|------------------|-------------------|
| Total area       | 52 m <sup>2</sup> |
| Floor area*      | 48 m <sup>2</sup> |
| Loggia           | 3 m <sup>2</sup>  |
| Parking          | Garage parking.   |
| Garage           | Yes               |
| Cellar           | Yes               |
| PENB             | B                 |
| Reference number | 40591             |
| Available from   | Immediately       |

This brand new 1-bedroom apartment with an enclosed balcony on the 5th floor in the new Bohdalec Sky Residence with an elevator and parking is in a residential neighborhood in Michle, Prague 10. The location offers great amenities and quick access to the city center. Within easy reach of a supermarket, tram and bus stops, near Bohdalec Hill, the Eden shopping center, and the sought-after leisure and recreation zone around Hamerský Pond.

The apartment includes a living room with a fully fitted open plan kitchen and an **enclosed balcony**, a bedroom, a shower room with a toilet, and an entrance hall.

Wooden floors, tiles, dishwasher, **cellar storage unit**. A **garage parking** space is included. Monthly deposit for service charges, water, and heating: CZK 2,800. Electricity is billed separately.



\* 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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**2+kk | 48,4 m<sup>2</sup>**

|                         |                                |                           |
|-------------------------|--------------------------------|---------------------------|
| 5.01                    | PŘEDSÍŇ                        | 4,3 m <sup>2</sup>        |
| 5.02                    | OBÝVACÍ POKOJ + KUCHYŇSKÝ KOUT | 26,5 m <sup>2</sup>       |
| 5.03                    | LOŽNICE                        | 12,0 m <sup>2</sup>       |
| 5.04                    | KOUPELNA + WC                  | 4,5 m <sup>2</sup>        |
| <b>UŽITNÁ PLOCHA</b>    |                                | <b>47,3 m<sup>2</sup></b> |
| SVISLÉ KONSTRUKCE       |                                | 1,1 m <sup>2</sup>        |
| <b>PODLAHOVÁ PLOCHA</b> |                                | <b>48,4 m<sup>2</sup></b> |
| 05                      | LODŽIE                         | 3,4 m <sup>2</sup>        |

