



## Apartment Studio (1+kk)

Sold

36 m<sup>2</sup>, Prague 10, Michle, U Plynárn

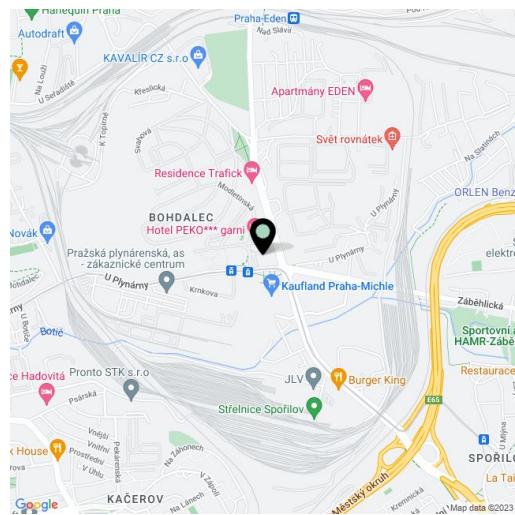




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Total area	36 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 300 CZK monthly
PENB	E
Reference number	42086



\* 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 west-facing studio apartment is located on the ground floor of a nicely landscaped brick apartment building from 1938, which was completely renovated in 2017. In a neighborhood within easy reach of all services and with perfect public transport connections.**

The apartment consists of a main living room with a partially separate kitchen, a bathroom with a toilet, and an entrance hall. Windows face a side cul-de-sac.

Facilities include vinyl floors, double-glazed plastic windows, remote control **exterior blinds**, and **security foils** that reflect the image (so the apartment's interior is not visible). The kitchen is equipped with built-in appliances. Hot water is by a boiler, underfloor heating with a thermostat in each room (hallway, living room, bathroom). The apartment comes with a **cellar**. The building is well maintained.

The location has excellent public transport links. A tram stop is right in front of the building, and **the ride to the city center takes less than 15 minutes**. By car, you can quickly connect to the Southern Junction and the D1 highway. There are many civic amenities in the area: a supermarket, a post office, a pharmacy, schools, restaurants, and a gym. Within a few minutes' walk, you can get to the **forest parks** on Tyršův Hill and Bohdalec Hill with footpaths and lookout points. It is possible to reach **Hamerský Pond** and the **Hostivař-Záběhlice Nature Park** along a bike path.

Interior 35.6 m<sup>2</sup>, cellar 4.1 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.



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