



Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 4, Michle, Baarova



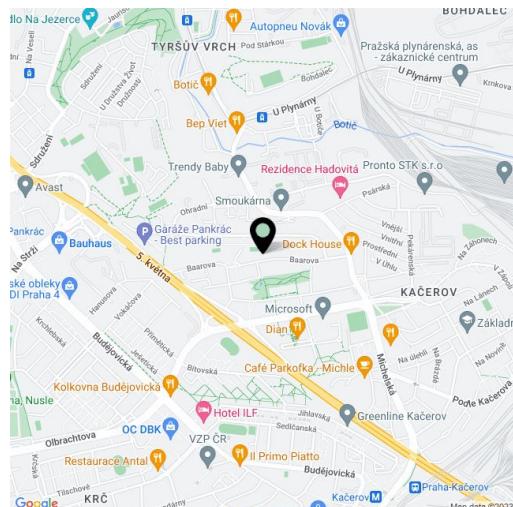


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Total area	98 m ²
Floor area*	83 m ²
Terrace	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	6 938 CZK monthly
PENB	B
Reference number	42979



* 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 modern apartment with a terrace is on the ground floor of a residential complex with a park, a 24-hour reception, security, and underground parking. A convenient location between Brumlovka and the historical center of Michle, within reach of complete services and easy connections to a metro station. Exceptionality also ensures absolute calm in the evening hours.

The area of the apartment is divided into a living room with a kitchen and dining area, 2 bedrooms, a bathroom (bathtub, 2 sinks, toilet, bidet), a utility room, a separate toilet, a corridor, and an entrance hall. The terrace is accessible from all main rooms.

The floors are wooden, the windows have exterior blinds. The equipment includes AEG kitchen appliances (including a dishwasher, induction hobs, wine cabinets), built-in wardrobes, security entrance doors, and an alarm. Central heating. The purchase price includes a garage and cellar. Residents can use the pram/bike room, access to the building and the entrance to the garage are chip-enabled, and the garage door also has a license plate recognition system.

A few steps from the building is a supermarket, several restaurants, a private kindergarten, a primary and secondary school, a health clinic, a pharmacy, and several sports grounds (Balance Club Brumlovka). The location of the residence provides proximity to complete services, and you can take a break from the hustle and bustle of the city by walking around the old buildings by the Church of the Nativity of the Virgin Mary from the 18th century. The Krčský Forest is also within walking distance and Průhonický Park is 11 minutes away by car. The Budějovická metro station is 2 minutes away by bus from a nearby stop or approx. 15 minutes on foot.

Interior 82.4 m², terrace 15 m², cellar 5.4 m². The apartment is rented.

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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Objekt B , 1.NP Byt 3+kk, B2-1.03

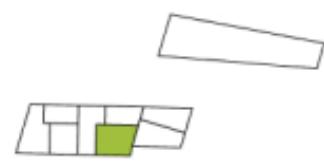
1	Předsíň / Entrance Hall	7,0 m ²
2	Obývací pokoj / Living room	21,7 m ²
3	Kuchyň / Kitchen	5,9 m ²
4	Koupelna / Bathroom	5,8 m ²
5	Ložnice 1 / Bedroom 1	20,0 m ²
6	Ložnice 2 / Bedroom 2	13,6 m ²
7	Chodba / Corridor	5,2 m ²
8	Komora / Utility room	1,3 m ²
9	WC / Toilet	1,9 m ²
Celková plocha bytu		82,4 m²
10	Zahrádka / Garden	15,8 m ²
	Sklep / Storage(B-2.31)	5,5 m ²



Objekt B



1.NP



B2-1.03