



## Apartment Three-bedroom (4+kk)

Sold

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

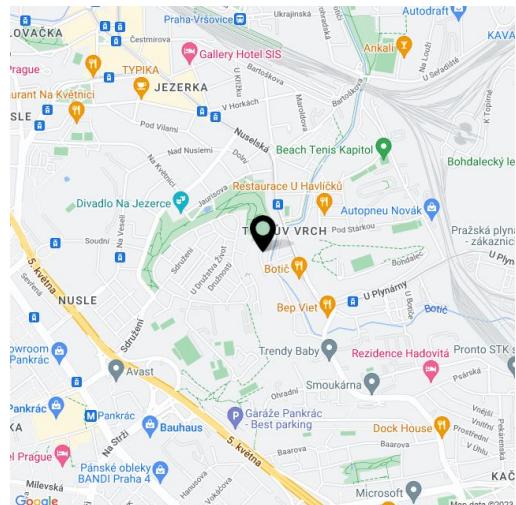




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Total area	106 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	One garage parking space included
Garage	Yes
Cellar	-
Service price	6 900 CZK monthly
PENB	C
Reference number	43987



\* 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 fully equipped modern apartment with two loggias is situated on the 1st floor of a small apartment building with an elevator and a garage in a quiet part of Prague 4 - Michle between Jezerka Park and Tyršův Hill, in a place with excellent access to the city center.** The possibility of taking over a mortgage loan from Komerční banka with the current rate of 2.2 % and fixation until 2030.

**The almost hundred-meter apartment** consists of a living room with a kitchen and a loggia, 3 bedrooms (1 with a **dressing room** and 2 with a **common loggia**), a bathroom (with a bathtub and shower), a toilet, a utility room, and an entrance hall.

The apartment building with only 9 units was completed in 2009. Facilities include **wooden floors**, floor-to-ceiling wooden French windows with blinds, a security entrance door, a **video phone**, and an alarm. The kitchen is equipped with built-in appliances. Central gas heating. The purchase price includes **all interior fittings, a large cellar, and a garage parking space** in an automated parking system.

A quiet location with plenty of greenery and amenities within easy reach, including restaurants, shops, an elementary school, a post office, a sports field, a **theater**, and a library. The surrounding area offers several options for **walks in nature**, either to the **Jezerka city park** or to the **wooded Tyršův Hill**. Easy access to the city center by tram, and in the future a D line metro station will be located nearby.

Interior 97.41 m<sup>2</sup>, loggia 5.22 m<sup>2</sup> and 3.36 m<sup>2</sup>, cellar 9 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.