



## Apartment Two-bedroom (3+kk)

Sold

130 m<sup>2</sup>, Prague 4, Michle, Krumlovská





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Total area	183 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	51 m <sup>2</sup>
Parking	2 250 000 CZK
Garage	Yes
Cellar	4 m <sup>2</sup>
Service price	7 736 CZK monthly
PENB	G
Reference number	103046

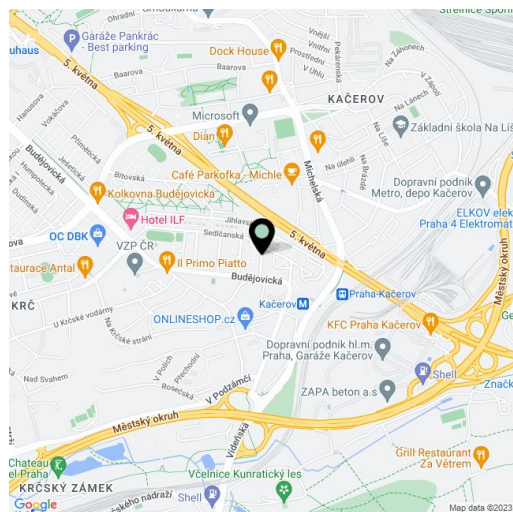
**This air-conditioned duplex apartment with a sauna, 2 terraces, and beautiful views of the distant surroundings is located on the 7th floor of a modern apartment building with an elevator, 24/7 security, a shared landscaped green courtyard, and underground parking, where 2 spaces are reserved for the apartment. The architecturally successful building is in a pretty green neighborhood with many children's playgrounds, conveniently set near the Kačerov and Budějovická metro stations.**

The entrance level of the apartment consists of a living room with a kitchen and access to the **terrace**, a bathroom (**massage shower with a window, toilet**), and an entrance hall. On the upper floor is a master bedroom with access to the **winter bathroom with a sauna**, a second bedroom, an airy bathroom (bathtub with a shower screen, 2 sinks, bidet, toilet), and a **fitted wardrobe**. Both bedrooms lead to the **terrace**, and the lower and upper terraces are connected by an outdoor staircase.

The apartment building was built according to the designs of the renowned **prof. acad. architect Petr Keil** in 2007 using quality materials. The interior boasts **above-standard equipment** and custom-made furniture. The floors are **wooden** or with large-area tiles; the interior doors are wooden; the windows can be shaded with **blackout curtains, exterior window blinds and a remote-controlled awning**. Built-in storage spaces provide ample room for your things. The kitchen is fully equipped, including **an induction hob, an American fridge, and a wine fridge**. Heating is central, and the purchase price includes **a cellar and 2 garage spaces**.

The side one-way street is near the Kačerov and Budějovická metro stations or the Praha-Kačerov railway station. There is a bus stop just a short distance from the building, and by car you can quickly connect to the main road and the South Connecting Road. There is a kindergarten in the immediate vicinity, an elementary school and a high school, a polyclinic, a shopping center, and several restaurants and cafes are also within easy reach. The area is made even more pleasant thanks to the **vast Kunraticko-Michelský forest** interwoven with hiking and bike trails.

Floor area 130.2 m<sup>2</sup>, balcony 2.02 m<sup>2</sup>, terraces total 50.92 m<sup>2</sup>, cellar 3.6 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.