



## Apartment Studio (1+1)

35.9 m<sup>2</sup>, Prague 4, Michle, Podle Kačerova

Sold





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|                  |                   |
|------------------|-------------------|
| Total area       | 36 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| Service price    | 2 446 CZK monthly |
| PENB             | G                 |
| Reference number | 103413            |

**This quiet, nicely renovated apartment with green views is located on the elevated ground floor of an boutique brick residential building in Prague 4 – Michle, not far from Brumlovka, approx 6 minutes away from a metro station.**

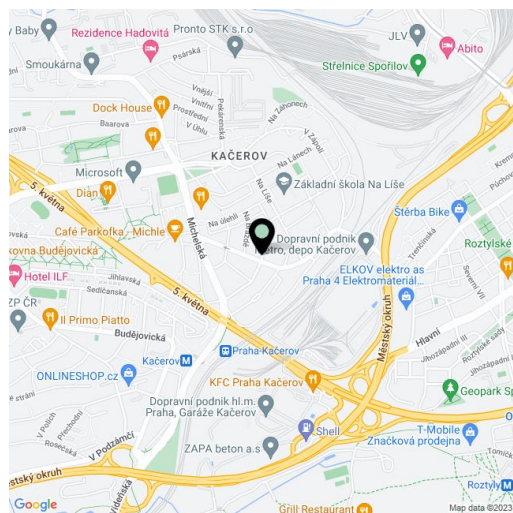
The efficient layout of this privately owned **wheelchair-accessible** apartment consists of a living room with space for built-in wardrobes, an entrance hall with a kitchen, and a bathroom. The apartment faces **northeast** toward a **fenced, peaceful courtyard**.

The apartment was **completely renovated in 2021**. New additions include laminate floors, a kitchen, a bathroom, and water, waste, and electrical installations. Wooden original windows and interior doors. Heating is electric, with **underfloor heating** in the hall and kitchen. The building, built in 1940-41, has been completely renovated. The **wiring and pipes were replaced**, the **roof and facade were repaired**, and **new insulation** was installed in March 2023. Parking is possible in the residential zone in the immediate vicinity of the building.

Nearby, there are shops, cafes, restaurants, medical services, schools, and a **sports center**. Almost by the building's doorstep is a bus stop that takes you to the Kačerov metro and train station in just one minute (on foot, it's about 6 minutes). Numerous bus lines also provide convenient direct connections to many parts of Prague, while the highway makes traveling by car even faster. Several smaller **well-maintained parks** are in the vicinity, and you can also walk to the expansive **Michelský Forest**. Another advantage is the proximity of the **DBK Budějovická** and **Arkády Pankrác shopping centers** and the Pankrác metro station, which will be a transfer point between lines C and D.

The apartment is currently rented with the possibility of extending the rental agreement.

Floor area 35.9 m<sup>2</sup>.



\* 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.

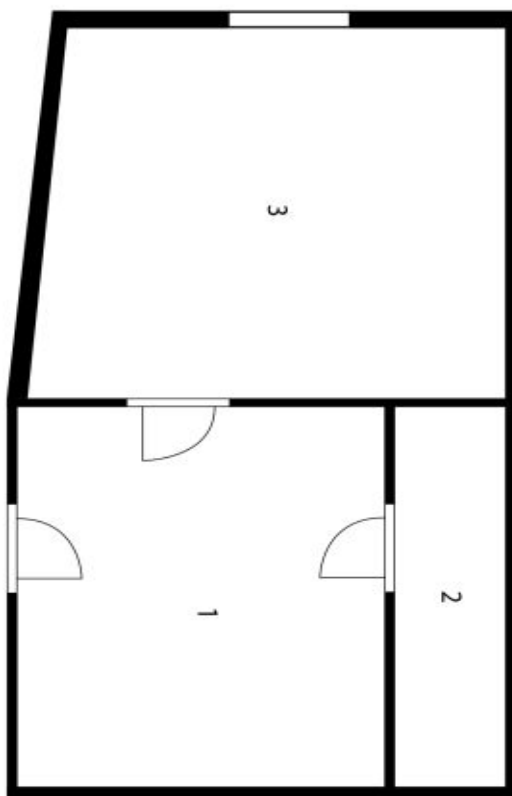


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|                         |                           |                           |
|-------------------------|---------------------------|---------------------------|
| 1                       | Vstupní místnost / Kuchyň | 11,0 m <sup>2</sup>       |
| 2                       | Koupelna                  | 6,4 m <sup>2</sup>        |
| 3                       | Obývací pokoj / Ložnice   | 18,5 m <sup>2</sup>       |
| <b>Podlahová plocha</b> |                           | <b>35,9 m<sup>2</sup></b> |



Podle Kačerova