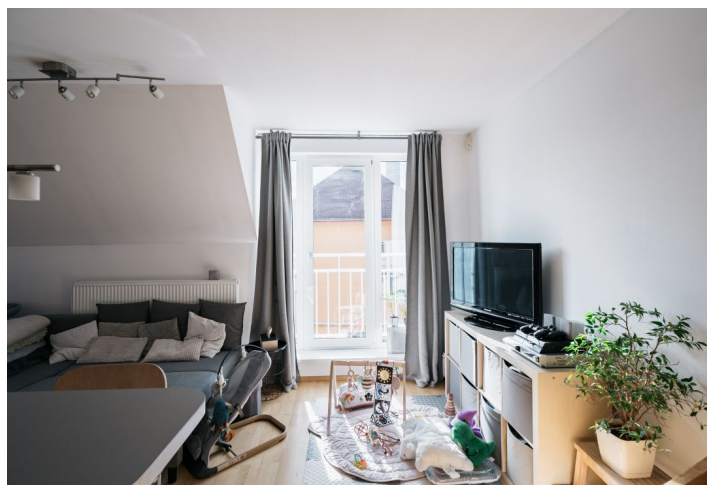




## Apartment One-bedroom (2+kk)

€ 278 264 | CZK 6 990 000

56 m<sup>2</sup>, Prague 9, Letňany, Tvrdého





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€ 278 264 | CZK 6 990 000

56 m<sup>2</sup>, Prague 9, Letňany, Tvrdého

Total area	56 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	104905

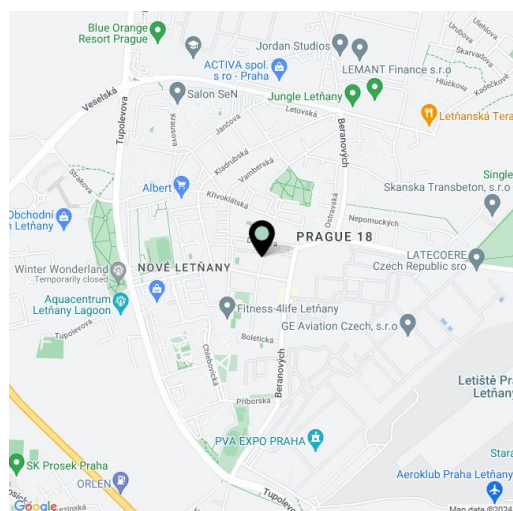
**This quiet attic duplex apartment is located on the 2nd floor of a small apartment building without an elevator. The building is situated in a quiet and green part of Letňany, close to a shopping area and many sports fields.**

The entry level consists of a living room with a kitchen and dining area, an entrance hall, and a bathroom (shower, toilet, washing machine connection). In the upper part is a bedroom with a study.

**The brick building** was built in 2005. Floors are **wooden**, as are the windows. Heating is provided by a gas boiler, and the apartment comes with a **small cellar storage unit**.

There are many indoor and outdoor **sports fields**, a kindergarten and elementary school, shops, restaurants and cafes, a post office, and a health clinic in the vicinity. The Letňany shopping and entertainment center is less than a 10-minute walk away. Close to the building are bus connections to a metro station (line C), which is only a 5-minute drive away.

Floor area 54.4 m<sup>2</sup>.



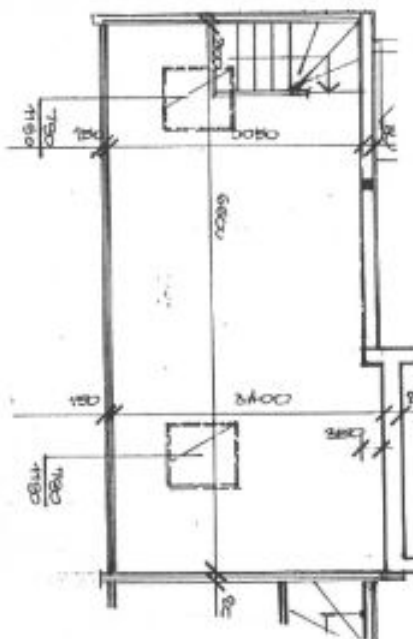
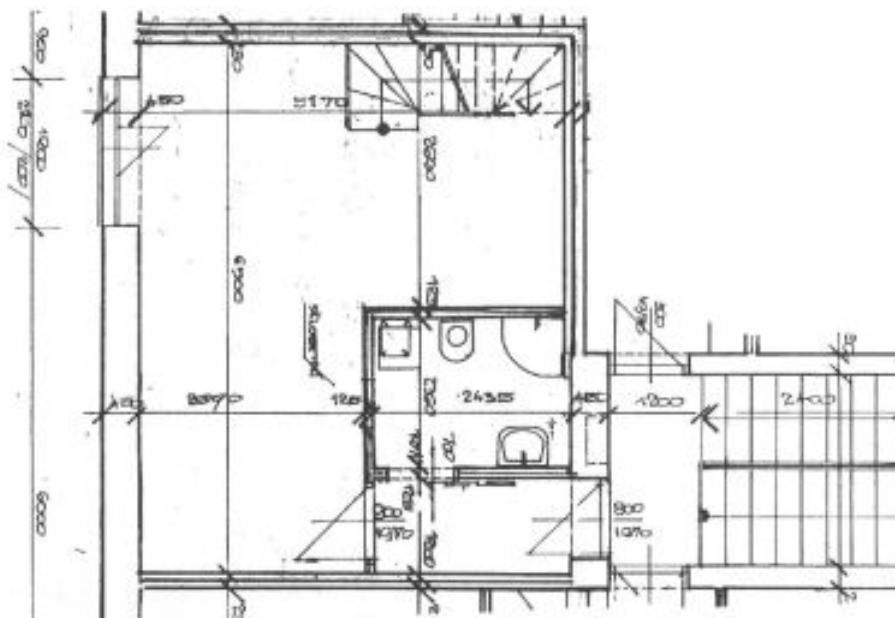
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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56 m<sup>2</sup>, Prague 9, Letňany, Tvrdého



### BYT Č. 259/12

2+KK, mezonetový  
plocha 3.NP 30,9 m<sup>2</sup>  
plocha podkr. 21,1 m<sup>2</sup>  
sklep č.1 2,4 m<sup>2</sup>  
celk.podl.pl. 54,4 m<sup>2</sup>