



## Apartment Two-bedroom (3+kk)

Sold

97 m<sup>2</sup>, Praha 4, Michle, Baarova





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Total area	110 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	Garage parking space
Cellar	6 m <sup>2</sup>
Service price	8 492 CZK monthly
PENB	C
Reference number	104947

**This almost hundred-meter apartment with two balconies and a parking space is part of the enclosed Rezidenční park Baarova complex, located in a place with complete civic amenities and within walking distance of a metro station.**

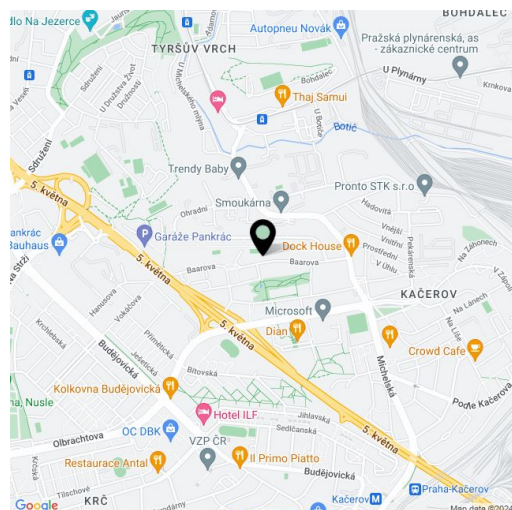
The layout of the 5th floor apartment consists of a living room with an open plan kitchen and dining room, 2 bedrooms, a bright and airy bathroom, a separate toilet, a closet, a pantry, a hallway, and a foyer. The living room and one bedroom have access to the balconies providing views of the far surroundings.

The residence was completed in 2012. Floors are oak; the wooden large-format Euro windows have double glazing and front window blinds. The kitchen is fully equipped. The building has an elevator and the complex is protected by 24/7 security, a reception, and main entrance accessed via a chip. Heating is provided by a central gas boiler. The apartment comes with a garage parking space and a cellar, and residents can use a stroller room, a bicycle shed, and a courtyard with a garden, playground, and climbing wall.

The excellent location of the project makes it possible to live directly in the Brumlovka area, in the immediate vicinity of cafes, restaurants, wellness, fitness, a supermarket, a drugstore, a pharmacy, a dentist's office, or an athletic field. The DBK Budějovická and Arkády Pankrác shopping centers are within walking distance, and the nearby Budějovická metro station (line C) provides an excellent connection with the city center, and the Praha-KačeroV railway station or the future Pankrác metro transfer station are just as close. When traveling by car, an advantage is easy access to the main road, the South Junction, and the D1 highway.

Floor area 96.9 m<sup>2</sup>, balconies 7.5 m<sup>2</sup> and 5.1 m<sup>2</sup>, cellar 5.8 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.





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