



## Apartment Four-bedroom (5+kk)

€ 756 369 | CZK 19 000 000

150 m<sup>2</sup>, Prague 9, Letňany, Třinecká





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Total area	181 m <sup>2</sup>
Floor area*	150 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106546

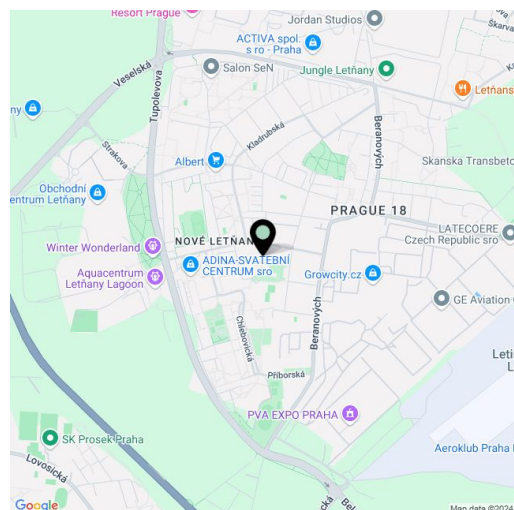
This bright, modernly furnished duplex apartment with 4 bedrooms, 3 garage parking spaces, and an elevator directly to the apartment occupies the top floors of the Residence 2 Towers in Letňany. The private terrace offers beautiful views of the surrounding area, which features complete civic amenities, a metro station (line C), indoor and outdoor sports facilities, and several well-maintained parks with playgrounds.

On the entry level, the apartment includes a spacious living room with a dining and kitchen area, a pantry, 2 bedrooms sharing a bathroom, an entrance hall with a staircase, and access to the **elevator**. The upper floor consists of a gallery currently used as a workspace, a bedroom with access to the terrace, and a second bedroom with an en-suite bathroom. The property also includes **3 parking spaces** in the underground garage and a **cellar**. The exclusive **2 Towers residential project** consists of only 14 apartments, each occupying one floor, ensuring plenty of natural light and unique views in all directions.

The apartment features **wooden windows with triple glazing and exterior blinds**, vinyl floors in the living areas, laminate floors in the bedrooms, and a fully equipped kitchen with built-in **Siemens** appliances. The electric underfloor heating can be controlled via a **smart home system**.

Letňany is a popular district on the outskirts of Prague, known for its abundance of parks and excellent amenities. Just a few steps from the building, there are 2 kindergartens, 2 primary schools, a hockey and tennis hall, a **golf course**, a fitness center, and an aqua center with pools, a sauna, and a solarium. A shopping center is just a 5-minute walk from the apartment. The nearby **Letňany metro station** (line C) offers excellent transport links to the center of Prague.

Total area 181 m<sup>2</sup>, of which 150 m<sup>2</sup> of floor area and 31 m<sup>2</sup> terrace, cellar.



\* 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.