



## Apartment Two-bedroom (3+kk)

€ 749 950 | CZK 18 850 000

117 m<sup>2</sup>, Prague 4, Michle, Baarova





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Total area	125 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	107178

**This bright and spacious apartment with three balconies and one garage parking space is part of the gated Rezidenční Park Baarova complex. This modern residential district with a park is located within easy reach of full amenities and a metro station.**

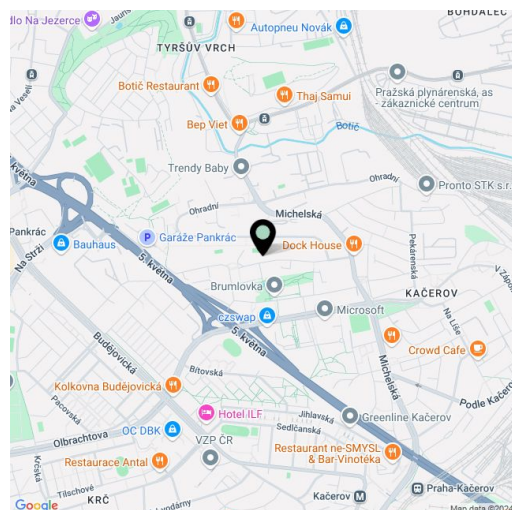
The apartment, located on the 2nd floor, consists of a spacious living room with a balcony and an adjacent kitchen, a master bedroom with an en-suite bathroom, a second bedroom, a central bathroom, a laundry/storage room, a separate toilet, and an entry hallway. Both bedrooms have their own **balcony**.

The residence was completed in 2012. Facilities include **wooden floors**, French-style Euro windows with exterior blinds, and central heating. The building has an **elevator**, a **reception with security**, and **chip-controlled** access for both pedestrians and vehicles. The apartment comes with a **garage parking space** and a **cellar**. Residents can also use a **pram room/bike storage room** and a courtyard with a **garden**, children's playground, and climbing wall.

The excellent area allows for comfortable living right next to the **Brumlovka** complex, with cafés, restaurants, **wellness centers**, **fitness facilities**, a supermarket, a drugstore, a pharmacy, a dental office, and an athletic track all within immediate reach. The Budějovická metro station is just a 2-minute bus ride away, and the Arkády Pankrác shopping center or Praha-Kačerov railway station are also nearby. Access to the highway, South Junction, and D1 highway make traveling by car easy.

Floor area: 116.5 m<sup>2</sup>, balconies: 8.6 m<sup>2</sup>, cellar: 7 m<sup>2</sup>.

The apartment will move-in ready from June 30th, 2025.



\* 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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