



Apartment Two-bedroom (3+1)

€ 512 831 | CZK 12 890 000

83.1 m², Prague 4, Michle, Družstevní ohoz





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Total area	103 m ²
Floor area*	83 m ²
Terrace	20 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	107462

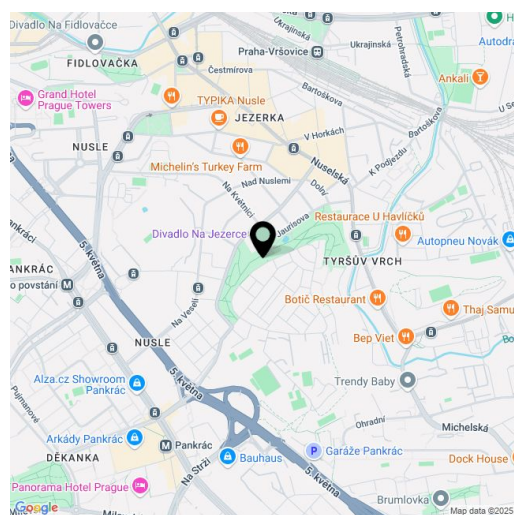
This apartment with two terraces offering beautiful panoramic views is situated on the 3rd floor of a terraced building on a well-connected yet quiet side street on the border of the Michle and Nusle districts. The property is located right next to Jezerka Park, with direct rear access from the building.

The layout includes a living room, two bedrooms, a separate kitchen with a pantry, a bathroom (with a bathtub), a toilet, and an entrance hall. The living room and one of the bedrooms, both facing **east** toward the **park**, have adjoining **terraces with built-in large planters and views of both the greenery and the city**. The second bedroom has **west-facing** windows onto **a completely quiet street**.

The building was constructed in the 1970s and is currently being gradually renovated. It features plastic windows with interior blinds, a new gas boiler room, and partial facade insulation. Future plans include replacing the **elevator** and refurbishing the terraces and common areas. The apartment was partially renovated approximately nine years ago, including new electrical wiring, a kitchen with appliances, and built-in furniture in the rooms. However, the interior is ready for modernization. The unit comes with **two storage rooms** on the same floor and a **spacious cellar**. The building also offers a pram/drying room.

Nearby, you'll find playgrounds and grocery stores, while private and public kindergartens, elementary schools, and a **high school** are all within walking distance. The **Na Jezerce Theater** and the **municipal library** are also easily accessible on foot. A tram and bus stop is just a 4-minute walk away, and the Pankrác metro station can be reached in about 15 minutes on foot.

Floor area 83.1 m², terraces 2×10 m², cellar 3.6 m².



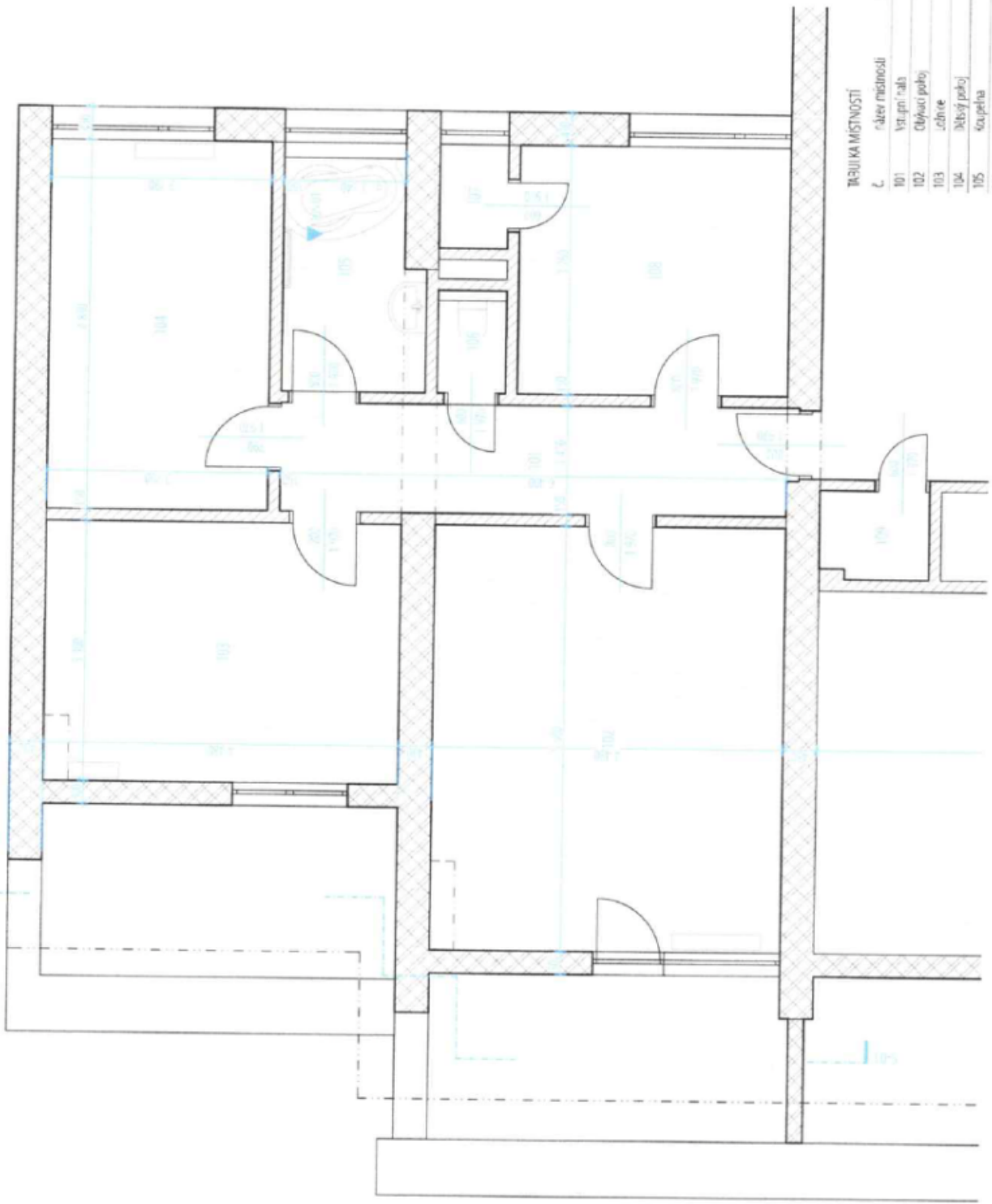
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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TRŽIŠŤNÁ MÍSTNOSTI

č.	název místnosti	plocha
101	Vstupní chodba	3,24
102	Obývací pokoj	25,22
103	Jedle	15,23
104	Společný pokoj	12,48
105	Koupelna	5,17
106	WC	1,05
107	Spíž	1,18
108	terasy	11,13
109	Schod	1,57

