



## Apartment Two-bedroom (3+kk)

Sold

120 m<sup>2</sup>, Praha 10, Strašnice, U Hranic





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Total area	134 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	28705

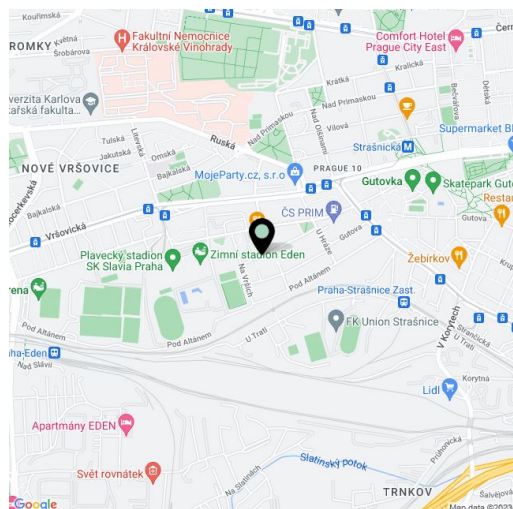
This sunny apartment with a southeast-facing terrace and two balconies is on the 2nd floor of a modern building, complete with a lift, an underground garage and a large private garden. The house is located in a quiet residential area with a quick connection to the centre and many sports activities.

There is a spacious living room with a partly separate kitchen is connected by a covered, illuminated **terrace oriented to a well-kept garden**. The layout also consists of 1 bedroom with balcony, the second bedroom with balcony, **walk-in wardrobe** and bathroom (toilet and bath), shared bathroom (toilet and shower) and hall.

There are built-in wardrobes and a walk-in closet which provide **plenty of storage space**. The kitchen with appliances is ready for immediate use. There are wooden windows, the laminated flooring in the living room, the soft carpet in the bedrooms and tiles in the bathrooms and the kitchen. The apartment has a **garage space** and a well-accessible **cellar**. A secure enclosed garden provides space for children's games or friendly barbecue meetings.

The house stands on a quiet, aside from the bustling streets and near tram stops. To the A Strašnická metro station takes a 1-minute by tram and to the centre about 15 minutes. The kindergarten and the elementary school are within walking distance as well as all other amenities. Sports lovers will appreciate the nearby football, track and field stadium and ice arena, a swimming pool with an outdoor swimming pool or **Gutovka park** with a skate park, minigolf, rope centre and children's playgrounds.

Interior 120.1 m<sup>2</sup>, terrace 8.8 m<sup>2</sup>, balconies 4.2 m<sup>2</sup> and 0.8 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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