



## Apartment One-bedroom (2+kk)

Sold

40 m<sup>2</sup>, Prague 10, Michle, Novobohdalecká





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Total area	47 m <sup>2</sup>
Floor area*	40 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 460 CZK monthly
PENB	G
Reference number	31886

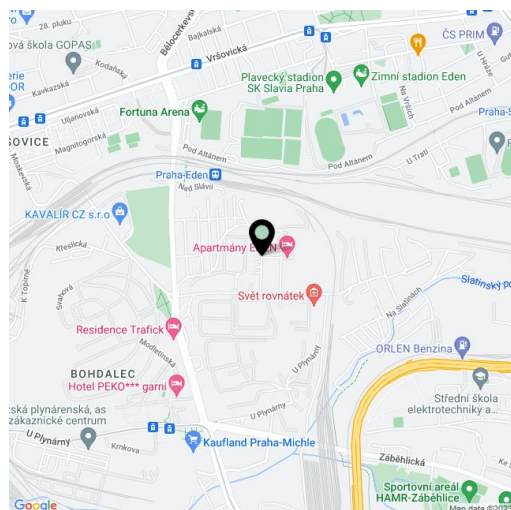
This bright apartment with a large balcony overlooking the city skyline, which is breathtaking to observe during the sunset, is situated on the 5th floor of a well maintained apartment building. The location on the border of Michle and Vršovice, close to the forested Bohdalec Hill, offers many opportunities for sports activities. It is also close to a highway exit, making it quick and easy to leave the city.

The interior consists of a living room with a kitchen, a bedroom, a bathroom (corner bath, sink, toilet, heated towel rail), a **dressing room**, and a foyer. Both rooms have access to a **west-facing balcony**.

The house is from 2005. The floors are laminate and tile; the windows are plastic with interior blinds.

The residential complex is located on a one-way street serving mainly residents. Civic amenities are within easy driving distance: a shopping and entertainment center, a kindergarten and elementary school, restaurants, doctors, or banks. The surrounding area offers a **wide range of sports activities**, including a football field, and a track and field, winter, and swimming stadium. Transport connections are provided by buses from the nearby stop, with links to all metro lines (the Želivského, Náměstí Míru, Roztyly, or Florenc metro stations) within a few minutes. Traveling in and out of Prague is more comfortable thanks to the nearby South and Spořilov connecting roads.

Interior 40.42 m<sup>2</sup>, balcony 6.9 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.