



## Apartment Two-bedroom (3+kk)

Sold

94.7 m<sup>2</sup>, Praha 4, Michle, U Michelského mlýna





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Total area	134 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Parking	2 garage parking places
Cellar	Yes
Service price	6 000 CZK monthly
PENB	B
Reference number	33358

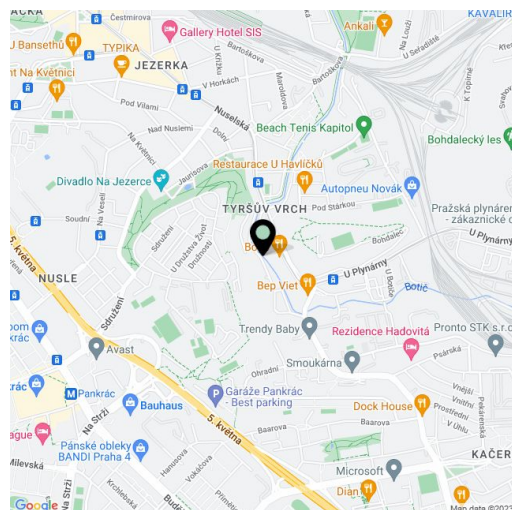
This bright and very quiet apartment with a terrace accessible from all rooms and 2 parking spaces is situated on the 2nd floor of a residential project with a private garden, playground, security, and underground garage. Set in a quiet location between a wooded hill and the Botič Stream, the area has a complete infrastructure and quick access to the city center.

The living room connected to the kitchen and dining room is adjoined by a **covered, illuminated terrace** accessible through French windows. There are also 2 bedrooms, a pantry, a bathroom (2 sinks, a bath, a shower, washing machine and dryer), a guest toilet, a foyer, and a hallway. The terrace can also be accessed from both bedrooms.

**High standard facilities** include wooden floors, large-format **wooden windows** with electrically operated exterior blinds, **heated bathroom tiles**, Sapeli doors with concealed hinges, illuminated built-in wardrobes and other storage space, a custom-made kitchen with a Philco induction hob, a built-in hood, **granite** tiling and worktop, a videophone, and a security entrance door. Partitions are brick; the apartment shares only 1 wall with the adjoining unit. The whole complex is secured by a camera system and security. The purchase price includes **2 parking spaces** (side by side), and a **cellar**.

The residential complex is located on a quiet street close to public transport stops. The city center is reachable by tram in less than 15 minutes, and by bus you can get to the Budějovická or Kačerov metro stations (line C). Within walking distance there is a kindergarten, an elementary and a high school, a post office, shops, restaurants, or also the Na Jezerce Theater surrounded by a park. The location has easy access to the highway, the South Connecting Road, and the D1 highway.

Interior 94.7 m<sup>2</sup>, terrace 39.4 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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