



## Apartment Two-bedroom (3+kk)

Rented

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





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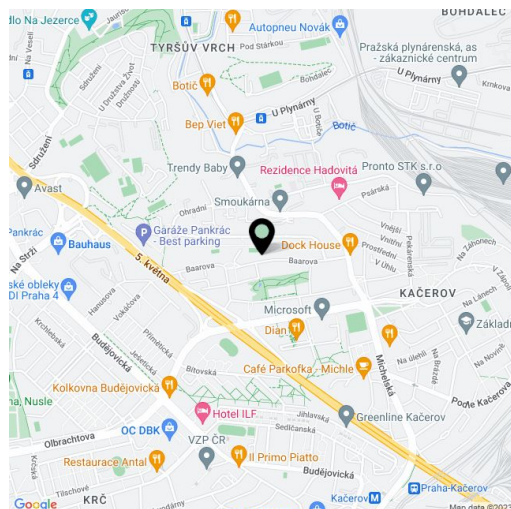
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Total area	98 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34499
Available from	Immediately

This partly furnished, contemporary 2-bedroom apartment with a terrace is on the ground floor of the recently built Residential Park Baarova complex with a 24/7 reception and security, a park, a children's playground, and underground parking. The residence is located in an area that offers a full range of amenities, near the BB Centrum and Brumlovka multipurpose centers, with bus connections to the Budějovická and Pankrác metro stations, and quick access to the city center.

The interior features a living room with a fully fitted open plan kitchen and a dining space, two separate bedrooms (one with built-in wardrobes), an adjacent hallway with built-in wardrobes, a bathroom (bathtub, double sink, toilet, bidet), a laundry room, an additional separate toilet, and an entrance hall with built-in wardrobes. The **terrace** is accessible from all main rooms.

Quality equipment, **hardwood parquet floors**, tiles, a security entry door, built-in storage, external blinds, central heating, a washer, a dryer, a dishwasher, an induction cooktop, a microwave oven, a wine fridge, a TV, a home cinema, an alarm system, garden furniture, a **cellar (5,4m<sup>2</sup>)**, chip entry to the building, and bike and pram storage. A **garage parking** space is included. Monthly deposit for service charges, water, and heating: CZK 5,216. Electricity is billed separately.



\* 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.