



## Apartment Two-bedroom (3+kk)

Sold

133 m<sup>2</sup>, Praha 10, Michle, Brtnická





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Total area	133 m <sup>2</sup>
Parking	Garage in the neighbouring house
Cellar	Yes
PENB	D
Reference number	35616

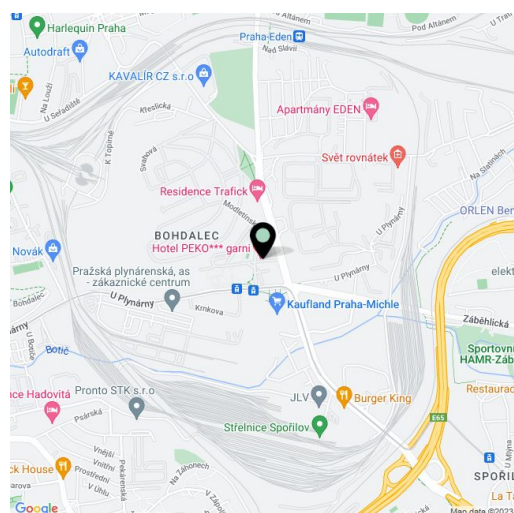
This cozy duplex apartment with a fireplace, air-conditioning, and a garage parking space is located on the 2nd and 3rd floors of a residential apartment building without an elevator that stands on a quiet street near a forest park in Bohdaleč, a location with good civic amenities and excellent access to the center.

The entrance level consists of 2 bedrooms facing south towards the courtyard, a bathroom with a bathtub, a separate toilet/utility room (with a connection for a washing machine), and a hallway. The attic with **exposed beams and a fireplace** forms an open space with a living room, kitchen, dining room, and work area.

The attic was created in 2004; the entrance floor was renovated in 2013. The upper level is **air-conditioned**. The floors on the ground floor are wooden, and floating floors on the first floor. Velux and plastic wooden roof windows. The new kitchen was custom made by a carpenter and is equipped with built-in appliances. Heating is provided by a Haier condensing boiler. The unit has a **wooden storage cubicle** in a fenced yard, there is also a common cellar space in the building. The purchase price also includes a **garage parking space** in the adjacent new building. In front of the building is an enclosed front garden where residents can sit and relax or barbecue.

The building is located on **quiet Brtnická Street** on a block with a row of traditional apartment buildings and gardens at the foot of **wooded Bohdaleč Hill**, which is one of the largest green areas in Prague 4 and offers views of the Botič Valley and Old Michle. There is a supermarket in the immediate vicinity, and a café, restaurant, and kindergarten are within walking distance. Nearby is also the Eden shopping center or the Hamr sports complex as well as other sports grounds. Direct connections to the center are provided by trams, the ride to Charles Square takes about 15 minutes. Travelling by car is facilitated by the area's quick access to the South Connecting Road.

Total floor area 132.8 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.