



## Apartment Three-bedroom (4+kk)

Sold

119.89 m<sup>2</sup>, Praha 4, Michle, Magistrů





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|                  |                    |
|------------------|--------------------|
| Total area       | 120 m <sup>2</sup> |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| Service price    | 5 867 CZK monthly  |
| PENB             | B                  |
| Reference number | 38632              |

This modern, fully furnished 3-bedroom apartment lit by large windows is part of a boutique residential complex consisting of two houses with an underground garage. A very quiet and green location in an urban part of Prague 4 - Michle, at the end of a cul-de-sac at the foot of Tyršův Hill, right next to the bike trail along Botič River.

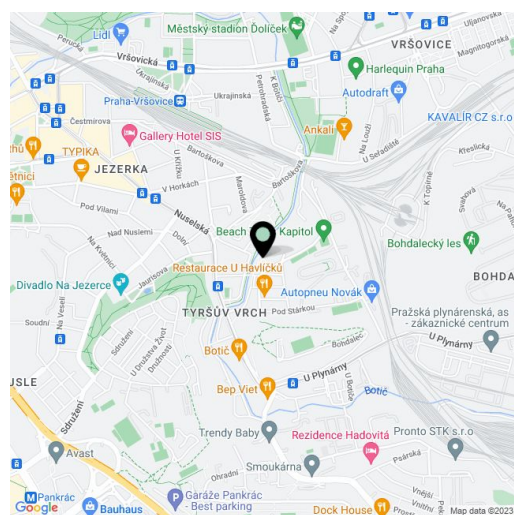
The layout consists of a sunny living room with a kitchen, a master bedroom with an en-suite bathroom, another 2 bedrooms, a central bathroom with separate space for a washing machine, a separate toilet, a closet, and a hallway.

The U Tyršova vrchu residential project was built by Metrostav according to the designs of architects Marek Lehmann and Radovan Kovařík in 2011. Facilities include floating floors and large-format double-glazed Euro windows. The Oresi kitchen is equipped with **Electrolux** appliances. Central heating. The apartment comes with a **garage parking space** and a **cellar**; residents can use the pram room. The price includes all interior equipment and the apartment is suitable for immediate occupancy.

This absolutely quiet location on the border of Nusle and Michle offers a **wide range of sports activities** (bike trail, football field, tennis courts, falconry, playgrounds, disc golf, archery). **Jezerka Park and the forest parks** on Tyršův, Kapitol, and Bohdalec Hills are close-by. A few steps away without having to cross the main road is a kindergarden and elementary school; within easy reach are also shops, cafes, restaurants, but also a city library or **the Na Jezerce Theater**. A tram stop is less than a 5-minute walk away; the ride to the city center takes about 10 minutes.

Interior 119.89 m<sup>2</sup>, cellar storage unit 2.52 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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