



## Apartment Two-bedroom (3+kk)

Sold

91 m<sup>2</sup>, Prague 9, Letňany, Třinecká





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Total area	94 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Parking space in the garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40192

This bright apartment with a balcony and unobstructed views towards all cardinal directions is spread out over the entire 5th floor of an architecturally interesting apartment building from 2015. It comes with a garage parking space and is the only apartment on the 5th floor of this modern residential complex.

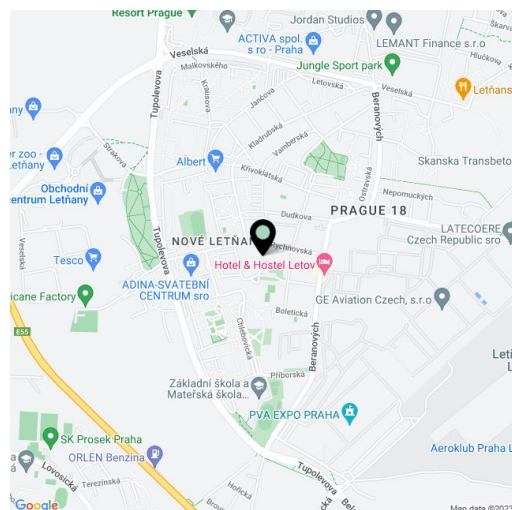
The layout of the apartment consists of an entrance hall, a spacious living room with a kitchen and access to a **covered balcony**, two bedrooms, a **bathroom** with a bathtub and toilet, and a separate toilet. The **chip access elevator** leads **directly to the apartment**.

The apartment offers **attractive views** from its **large windows**. The residential project guarantees a high level of **privacy** so that you won't have close views of your neighbors' space. The building has a total of 7 apartments, always one apartment per floor. The apartment faces all four cardinal directions, mostly south, west, and east, and so it is very **bright and sunny**. Facilities include **wooden windows** with insulated triple-glazed panes, floating laminate flooring, electric floor heating that can be regulated in each room separately, and the possibility of remote control or a **smart home system**. The windows are equipped with **motorized window blinds**. The apartment includes an underground **garage parking space** and a cellar storage unit, which is directly adjacent to it.

Its location on the outskirts of Prague offers **fast connections** along the D8 highway **out of the city** and plenty of **open nature** for cycling and walking. At the same time, the city center and maximum **social and sports activities** are easily accessible thanks to the nearby Letňany complex with restaurants, cinemas, a water park, and an ice rink. There is a school and kindergarten on the same street, and a number of sports grounds are in the vicinity. Letňany, where the apartment is located, is a **district with perspective**, blending **industrial architecture** with beautiful **parks** created on former brownfields.

Interior 91 m<sup>2</sup>, balcony 2.8 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.



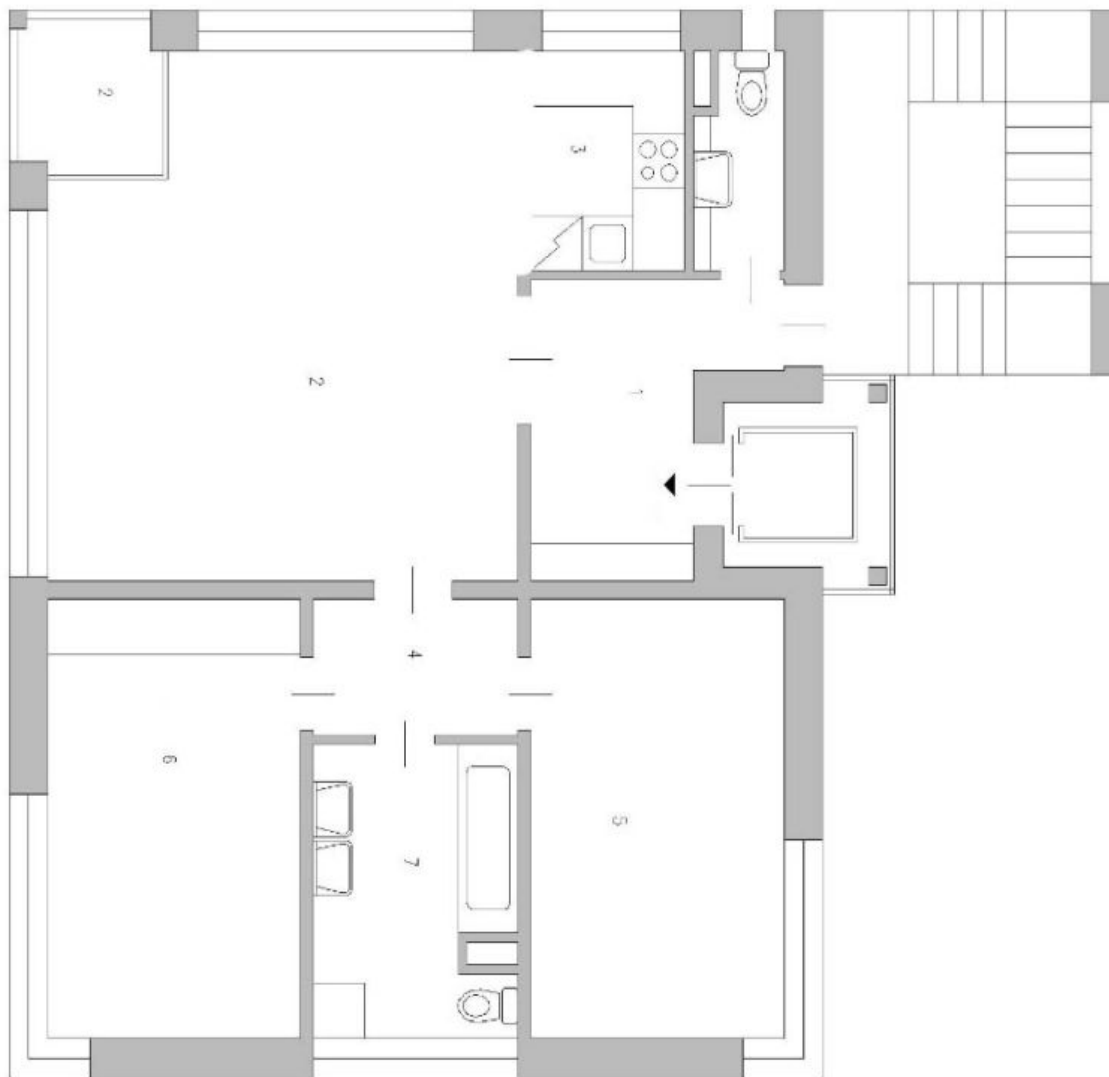
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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2-TNP

LEGENDA MÍSTNOSTI

1	Předsiň o výměře	9,4	m <sup>2</sup>
2	Obývací pokoj	33,0	m <sup>2</sup>
2a	KK	4,5	m <sup>2</sup>
3	Předsiň	4,2	m <sup>2</sup>
4	Pokoj	15,8	m <sup>2</sup>
5	Pokoj	15,6	m <sup>2</sup>
6	Koupelna	6,4	m <sup>2</sup>
7	WC	2,1	m <sup>2</sup>
8			

CELKOVÁ VÝMĚRA 91 M<sup>2</sup> + 2,8 M<sup>2</sup>