



## Apartment Two-bedroom (3+kk)

€ 406 051 | CZK 10 200 000

73 m<sup>2</sup>, Prague 4, Krč, Budějovická



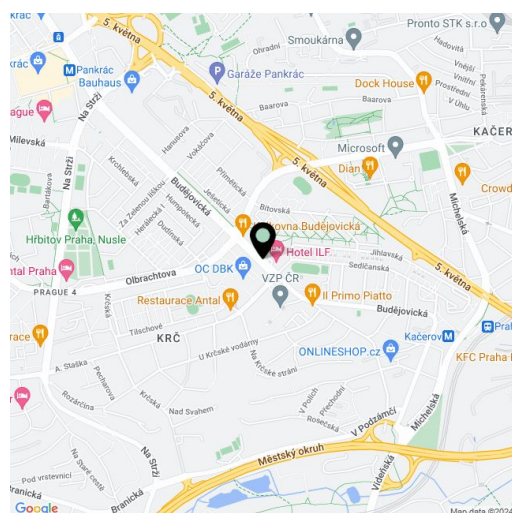


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Total area	73 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
PENB	D
Reference number	41796



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

This bright apartment, which has been successfully reconstructed, is located on the 3rd floor of an apartment building with an elevator. In a residential area with lots of greenery, within quick reach of everything you need and in the immediate vicinity of the Pankrác metro station, which will be a transfer station for the C and D lines.

The area of the apartment is divided into a living room with a dining area, a study, and a partially separate kitchen, 2 bedrooms, a bathroom (bathtub, walk-in shower, toilet, sink, connection for a washing machine and dryer), a foyer, and a pantry.

The apartment was renovated in 2016. Facilities include plastic windows, original refurbished **beech parquet floors** in the bedrooms and a new **oak floor** in the living room and kitchen, **Sapeli** interior doors, entrance security doors, underfloor heating in the bathroom, a custom-made kitchen with **Siemens** appliances, and **Laufen** sanitary ware. Heating is from the central gas boiler. The apartment comes with a **cellar storage cubicle**. The entrance to the building also leads from a quiet side street with grassy areas and **mature trees**. There is a **children's playground** in the courtyard. The building is maintained, and the plan is to modify the common areas, replace the elevator, and renew the facade. You can park in front of the building in the zone for residents.

Within walking distance are **large shopping centers**, nursery schools, kindergartens and elementary schools, as well as a polyclinic or a post office, and the **Pankrác Central Park** is nearby. The ride to the city center takes a few minutes thanks to the nearby metro station, and there is a bus stop close-by with night connections as well. The area boasts architectural landmarks in the form of the historic **Michelská water tower** by **Jan Kotěra** and the modern **V-Tower** building by Radan Hubička.

The apartment is rented until 28.2.2025

Floor area 72.9 m<sup>2</sup>, cellar 5 m<sup>2</sup>.

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