



## Apartment Studio (1+kk)

36 m<sup>2</sup>, Praha 10, Michle, U Plynárny

Sold





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Total area	36 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 300 CZK monthly
PENB	E
Reference number	42086

This west-facing studio apartment is located on the ground floor of a nicely landscaped brick apartment building from 1938, which was completely renovated in 2017. In a neighborhood within easy reach of all services and with perfect public transport connections.

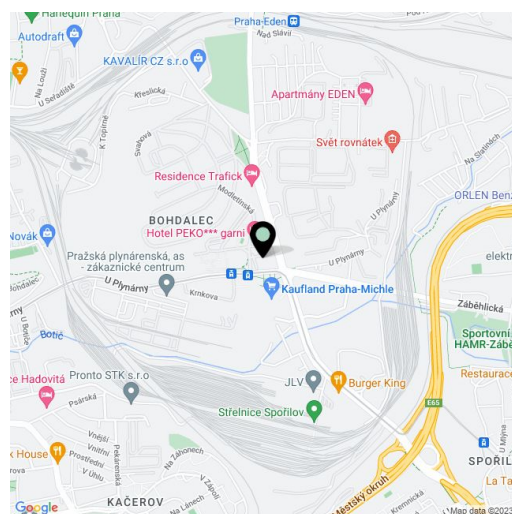
The apartment consists of a main living room with a partially separate kitchen, a bathroom with a toilet, and an entrance hall. Windows face a side cul-de-sac.

Facilities include vinyl floors, double-glazed plastic windows, remote control exterior blinds, and security foils that reflect the image (so the apartment's interior is not visible). The kitchen is equipped with built-in appliances. Hot water is by a boiler, underfloor heating with a thermostat in each room (hallway, living room, bathroom). The apartment comes with a cellar. The building is well maintained.

The location has excellent public transport links. A tram stop is right in front of the building, and the ride to the city center takes less than 15 minutes. By car, you can quickly connect to the Southern Junction and the D1 highway. There are many civic amenities in the area: a supermarket, a post office, a pharmacy, schools, restaurants, and a gym. Within a few minutes' walk, you can get to the forest parks on Tyršův Hill and Bohdalec Hill with footpaths and lookout points. It is possible to reach Hamerský Pond and the Hostivař-Záběhlice Nature Park along a bike path.

Interior 35.6 m<sup>2</sup>, cellar 4.1 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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