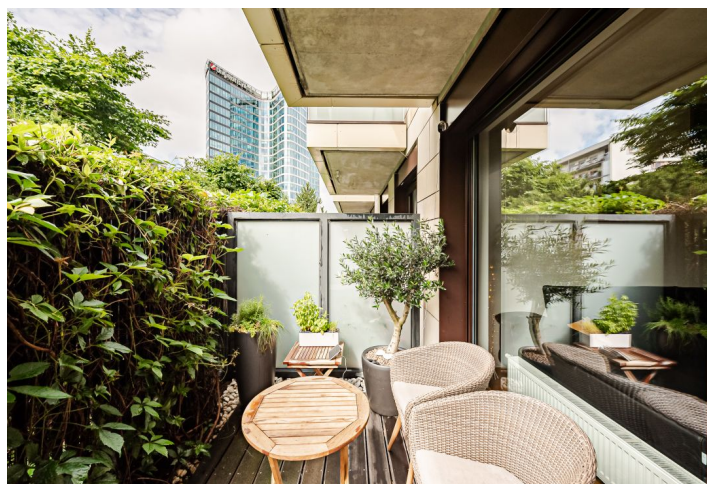




Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 4, Michle, Baarova





Apartment Two-bedroom (3+kk)

Sold83 m², Prague 4, Michle, Baarova

Total area	98 m ²
Floor area*	83 m ²
Terrace	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	6 938 CZK monthly
PENB	B
Reference number	42979

This modern apartment with a terrace is on the ground floor of a residential complex with a park, a 24-hour reception, security, and underground parking. A convenient location between Brumlovka and the historical center of Michle, within reach of complete services and easy connections to a metro station. Exceptionality also ensures absolute calm in the evening hours.

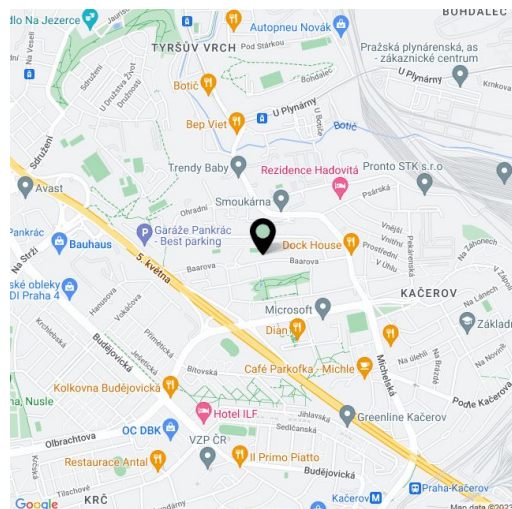
The area of the apartment is divided into a living room with a kitchen and dining area, 2 bedrooms, a bathroom (bathtub, 2 sinks, toilet, bidet), a utility room, a separate toilet, a corridor, and an entrance hall. **The terrace** is accessible from all main rooms.

The floors are **wooden**, the windows have **exterior blinds**. The equipment includes AEG kitchen appliances (including a dishwasher, induction hobs, wine cabinets), built-in wardrobes, security entrance doors, and an alarm. Central heating. The purchase price includes a **garage and cellar**. Residents can use the pram/bike room, access to the building and the entrance to the garage are chip-enabled, and the garage door also has a license plate recognition system.

A few steps from the building is a supermarket, several restaurants, a private kindergarten, a primary and secondary school, a health clinic, a pharmacy, and **several sports grounds** (Balance Club Brumlovka). The location of the residence provides proximity to complete services, and you can take a break from the hustle and bustle of the city by walking around the old buildings by the **Church of the Nativity of the Virgin Mary** from the 18th century. The Krčský Forest is also within walking distance and Průhonický Park is 11 minutes away by car. The Budějovická metro station is 2 minutes away by bus from a nearby stop or approx. 15 minutes on foot.

Interior 82.4 m², terrace 15 m², cellar 5.4 m². The apartment is rented.

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.

**Apartment Two-bedroom (3+kk)**83 m², Prague 4, Michle, Baarova**Sold****Objekt B , 1.NP**
Byt 3+kk, B2-1.03

1	Předsíň / Entrance Hall	7,0 m ²
2	Obývací pokoj / Living room	21,7 m ²
3	Kuchyň / Kitchen	5,9 m ²
4	Koupelna / Bathroom	5,8 m ²
5	Ložnice 1 / Bedroom 1	20,0 m ²
6	Ložnice 2 / Bedroom 2	13,6 m ²
7	Chodba / Corridor	5,2 m ²
8	Komora / Utility room	1,3 m ²
9	WC / Toilet	1,9 m ²
Celková plocha bytu		82,4 m²
10	Zahrádka / Garden	15,8 m ²
	Sklep / Storage(B-2.31)	5,5 m ²

0 1 3 5 m

**Objekt B****1.NP****B2-1.03**