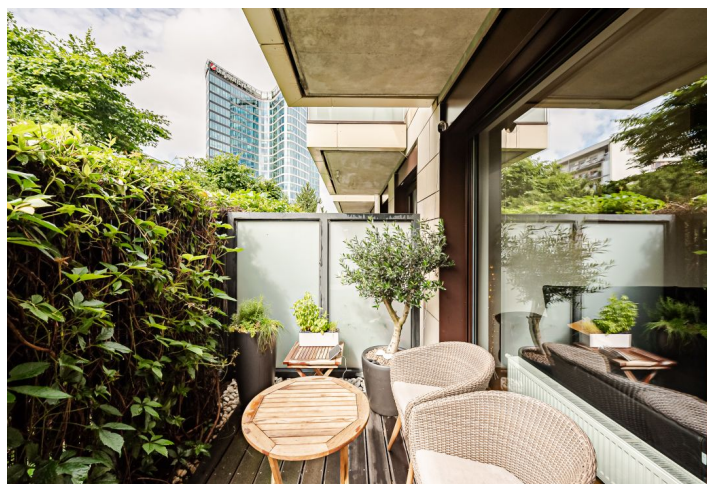




Apartment Two-bedroom (3+kk)

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.

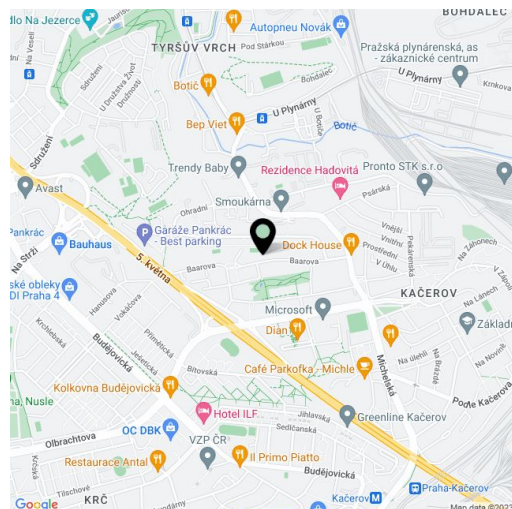
The area of the apartment is divided into a living room with a kitchen and dining area, 2 bedrooms, a bathroom (bathtub, 2 sinks, toilet, bidet), a utility room, a separate toilet, a corridor, and an entrance hall. **The terrace** is accessible from all main rooms.

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



0 1 3 5 m

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 |



Objekt B



1.NP



B2-1.03