



## Apartment Two-bedroom (3+kk)

Sold

117 m<sup>2</sup>, Prague 4, Michle, Baarova





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Total area	212 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Terrace	82 m <sup>2</sup>
Parking	1 200 000 CZK
Garage	Yes
Cellar	6 m <sup>2</sup>
Service price	10 949 CZK monthly
PENB	B
Reference number	102592

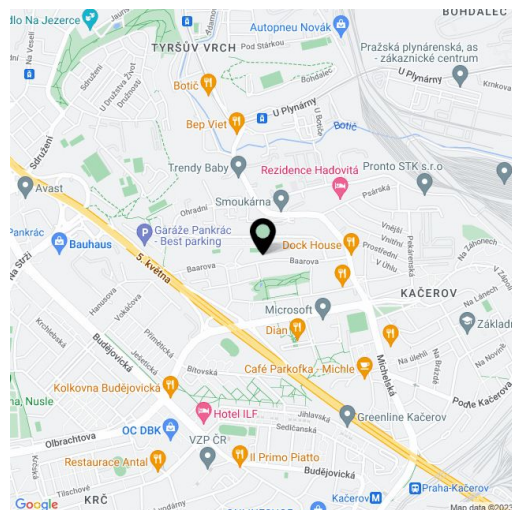
**This bright apartment with first-class facilities, a balcony, and a sunny terrace is located on the 4th floor of an energy-efficient apartment building in a residential park located in a part of Prague 4 - Michle, providing everything you need at your fingertips and excellent transport connections.**

**The over one hundred meter area of the apartment consists of a living room with an adjoining kitchen, a master bedroom with a Varius wardrobe, Presotto Italia and an en-suite bathroom, a second bedroom, a bathroom, a separate toilet, a laundry room, a hallway, and a foyer. The living room and master bedroom have access to a spacious terrace, and both bedrooms to a balcony facing a park with mature trees and water features.**

The residence was completed in 2011. Windows are wooden Euro with double glazing and **exterior blackout window blinds**. The high-quality facilities of the apartment also include **oak parquet floors, Villeroy & Boch sanitary ware, and an Austrian EWE kitchen with Miele and Siemens appliances and a Liebherr wine cellar with a capacity of 18 bottles**. On the automatically irrigated terrace with a **natural surface of exotic Massaranduba wood**, there is a **Les Jardins teak solar shower and a designer Villeroy & Boch Just Silence hot tub**. The apartment is guarded by a **Jablotron security system**, and the entire house is protected by a **reception, 24/7 security, and chip access**. Residents can use the **pram room and bike shed**. The apartment comes with **2 garage spaces and a large cellar**. Heating is provided by a central gas boiler.

The excellent location of the project makes it possible to live in a dynamic area, right in the **Brumlovka complex (more information in the "Brumlovka" application)**, where a number of events take place (for example, **food festivals, dance events, workshops, events for children, summer cinema**). In the immediate vicinity, there are cafes, restaurants, a **wellness area, gym, Balance club Brumlovka** with a Benefit club for residents of the Baarová Residence, a supermarket, drug store, pharmacy, dentist's office, and a children's and sports playground. The DBK Budějovická and Arkády Pankrác shopping centers are within walking distance. The nearby Budějovická metro station (line C, 3 minutes by public transport or free shuttle bus) provides an excellent connection to the city center, and the Praha-Kačerov Railway Station is just as close. When traveling by car, a great advantage is easy access to the main road, the South Connecting Road, and the D1 highway.

Floor area 117.2 m<sup>2</sup>, terrace 82.3 m<sup>2</sup>, balcony 12.7 m<sup>2</sup>, cellar 6.3 m<sup>2</sup>.



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



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