



## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Praha 9, Letňany, Štänderova





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Total area	69 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
PENB	B
Reference number	39019

This bright, modern apartment with two balconies and a garage parking space is situated on the 11th floor of the Letňanské zahrady residential complex in the immediate vicinity of a forest park, close to sports facilities and a large shopping and entertainment center.

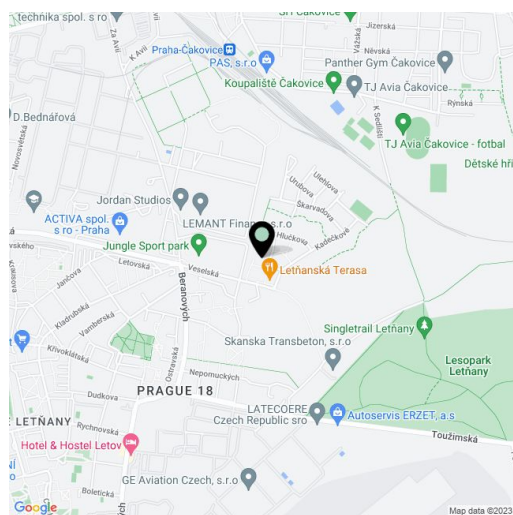
The floor area of this **corner apartment** is divided into a living room with a kitchen and a **south-facing balcony**, a bedroom with a **west-facing balcony**, a bathroom (with a shower and a preparation for a washing machine), and a spacious entrance hall with a **dressing room**.

The building was completed in 2018. Facilities include laminate floors, plastic windows with quality **exterior motorized blinds**, security entrance doors, and modern data wiring (Internet). The kitchen is equipped with new built-in appliances. Central heating. The purchase price includes a **garage parking space and cellar storage unit**.

Right in front of the building is a grocery store and a restaurant; a **forest park** is just a few steps away. Nearby is an outdoor gym, a rope center, or singletrack. Other sports opportunities can be enjoyed close-by in a **swimming pool** and ice rink, and **several bike paths pass through the area**. There is a bus stop a few minutes' walk away, and the Letňany metro station (line C) can be reached by car in 5 minutes. Driving to the center is direct and easy thanks to the nearby access to the Prosecká radial road.

Floor area 56.8 m<sup>2</sup>, balconies 7.6 m<sup>2</sup> and 4.3 m<sup>2</sup>, cellar 3.2 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.



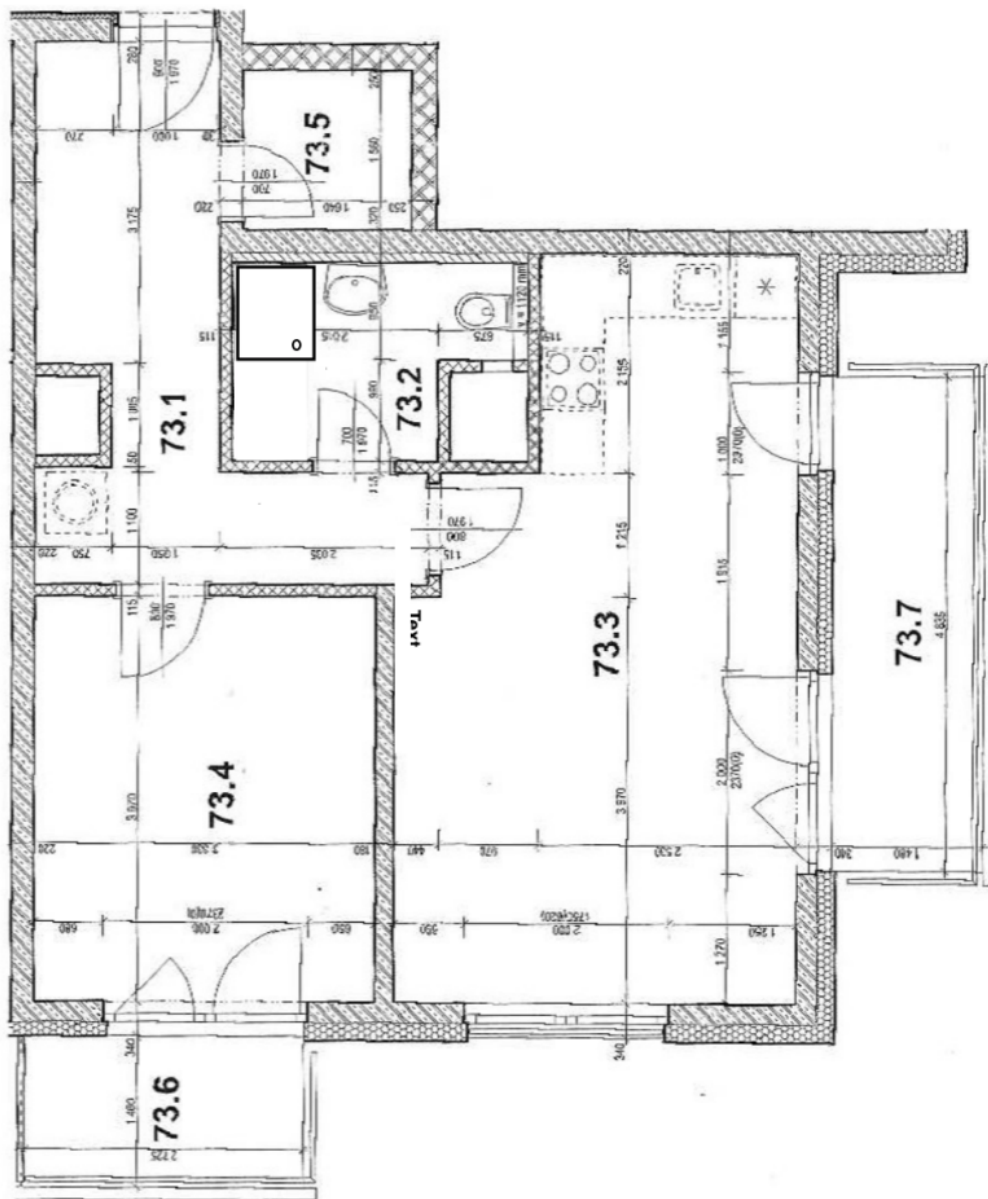
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA cca (m <sup>2</sup> )
73.1	PŘEDSÍŇ	11,2
73.2	KOUPELNA + WC	4,5
73.3	OBÝVACÍ POKOJ + KK	25,4
73.4	POKOJ	13,2
73.5	KOMORA	2,5
73.6	BALKON	4,3
73.7	BALKON	7,6
<b>UŽITNÁ PLOCHA</b>		<b>56,8</b>
<b>BALKONY</b>		<b>11,9</b>

**Celková podlahová plocha** bytu, vypočtená dle platných právních předpisů (nařízení vlády č. 366/2013 Sb.), činí **61,9 m<sup>2</sup>**.