



## Apartment Three-bedroom (4+kk)

Sold

93 m<sup>2</sup>, Prague 10, Strašnice, Mrštíkova





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Total area	99 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	450 000
Garage	Yes
Cellar	Yes
PENB	G
Reference number	40635

This apartment with a balcony and a garage parking space is part of the boutique Vila Mrštíkova residential project, which was built in 2018 by a park in a quiet green residential area less than 150 meters from the Strašnická metro station and a short walk from the sports complex in Gutovka Park.

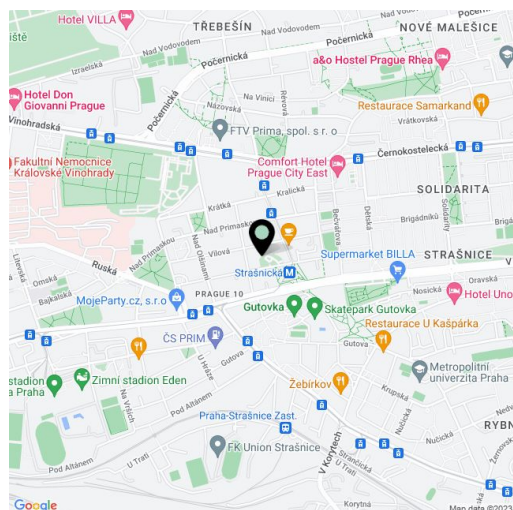
The interior of the 2nd floor apartment consists of a living room with a kitchen, dining room, and balcony, 3 bedrooms, a bathroom, a separate toilet, a hallway, a foyer, and a closet.

Facilities include **wooden Euro windows** with exterior electric blinds, three-layer **wooden floors**, large-format tiles, and veneered security class 3 fireproof entrance doors. The kitchen is fully equipped. Heating is provided by the central gas boiler. Residents of the building with only 23 residential units can use the **bike shed and the pram room**, and the purchase price includes a **cellar and a garage parking space** accessible conveniently from the **barrier-free elevator**.

**A perfect location** just a 2-minute walk from the Strašnická tram stop and metro station, and 4 minutes from **Gutovka Park** with a wide range of activities for children and adults. It is close to a kindergarten and elementary school, a high school, and the Metropolitan University. There are shops, cafes, restaurants, banks, and all other services in the immediate vicinity.

Interior 91.48 m<sup>2</sup>, balcony 6 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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