



## Apartment Three-bedroom (4+kk)

Sold

98 m<sup>2</sup>, Prague 4, Michle, U Michelského mlýna





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Total area	106 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	One garage parking space included
Garage	Yes
Cellar	-
Service price	6 900 CZK monthly
PENB	C
Reference number	43987

This fully equipped modern apartment with two loggias is situated on the 1st floor of a small apartment building with an elevator and a garage in a quiet part of Prague 4 - Michle between Jezerka Park and Tyršův Hill, in a place with excellent access to the city center. The possibility of taking over a mortgage loan from Komerční banka with the current rate of 2.2 % and fixation until 2030.

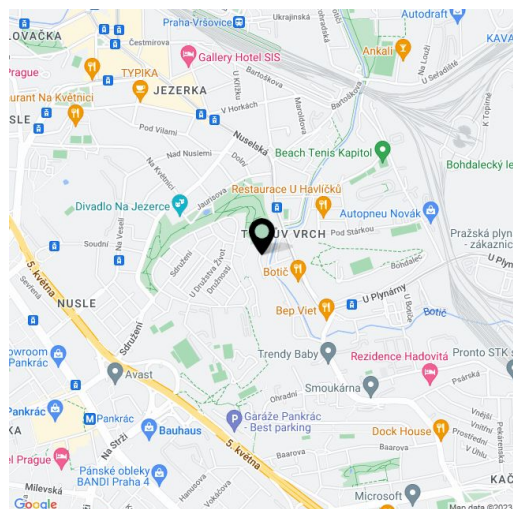
The almost hundred-meter apartment consists of a living room with a kitchen and a loggia, 3 bedrooms (1 with a dressing room and 2 with a common loggia), a bathroom (with a bathtub and shower), a toilet, a utility room, and an entrance hall.

The apartment building with only 9 units was completed in 2009. Facilities include wooden floors, floor-to-ceiling wooden French windows with blinds, a security entrance door, a video phone, and an alarm. The kitchen is equipped with built-in appliances. Central gas heating. The purchase price includes all interior fittings, a large cellar, and a garage parking space in an automated parking system.

A quiet location with plenty of greenery and amenities within easy reach, including restaurants, shops, an elementary school, a post office, a sports field, a theater, and a library. The surrounding area offers several options for walks in nature, either to the Jezerka city park or to the wooded Tyršův Hill. Easy access to the city center by tram, and in the future a D line metro station will be located nearby.

Interior 97.41 m<sup>2</sup>, loggia 5.22 m<sup>2</sup> and 3.36 m<sup>2</sup>, cellar 9 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.