



## Apartment Studio (1+1)

35.9 m², Prague 4, Michle, Podle Kačerova

**Sold**





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**Sold**35.9 m<sup>2</sup>, Prague 4, Michle, Podle Kačerova

Total area	36 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 446 CZK monthly
PENB	G
Reference number	103413

This quiet, nicely renovated apartment with green views is located on the elevated ground floor of an boutique brick residential building in Prague 4 – Michle, not far from Brumlovka, approx 6 minutes away from a metro station.

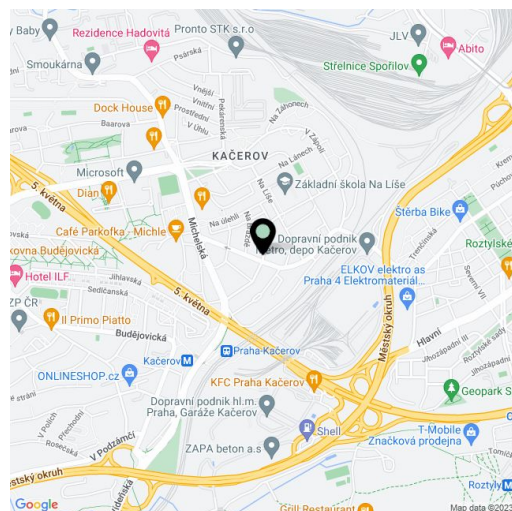
The efficient layout of this privately owned **wheelchair-accessible** apartment consists of a living room with space for built-in wardrobes, an entrance hall with a kitchen, and a bathroom. The apartment faces **northeast** toward a **fenced, peaceful courtyard**.

The apartment was **completely renovated in 2021**. New additions include laminate floors, a kitchen, a bathroom, and water, waste, and electrical installations. Wooden original windows and interior doors. Heating is electric, with **underfloor heating** in the hall and kitchen. The building, built in 1940-41, has been completely renovated. The **wiring and pipes were replaced**, the **roof and facade were repaired**, and **new insulation** was installed in March 2023. Parking is possible in the residential zone in the immediate vicinity of the building.

Nearby, there are shops, cafes, restaurants, medical services, schools, and a **sports center**. Almost by the building's doorstep is a bus stop that takes you to the Kačerov metro and train station in just one minute (on foot, it's about 6 minutes). Numerous bus lines also provide convenient direct connections to many parts of Prague, while the highway makes traveling by car even faster. Several smaller **well-maintained parks** are in the vicinity, and you can also walk to the expansive **Michelský Forest**. Another advantage is the proximity of the **DBK Budějovická** and **Arkády Pankrác shopping centers** and the Pankrác metro station, which will be a transfer point between lines C and D.

The apartment is currently rented with the possibility of extending the rental agreement.

Floor area 35.9 m<sup>2</sup>.



\* 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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Podle Kačerova

1	Vstupní místnost / Kuchyň	11,0 m²
2	Koupelna	6,4 m²
3	Obývací pokoj / Ložnice	18,5 m²
Podlahová plocha		35,9 m²

