



Apartment One-bedroom (2+kk)

Sold

57 m², Prague 9, Letňany, Štänderova





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| | |
|------------------|----------------------|
| Total area | 69 m² |
| Floor area* | 57 m² |
| Balcony | 12 m² |
| 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.

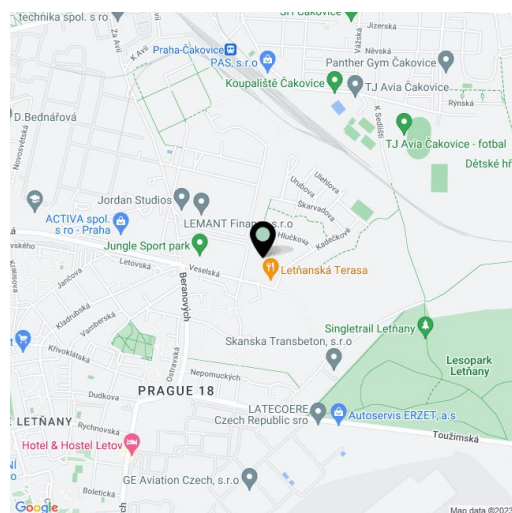
The floor area of this **corner apartment** is divided into a living room with a kitchen and a **south-facing balcony**, a bedroom with a **west-facing balcony**, a bathroom (with a shower and a preparation for a washing machine), and a spacious entrance hall with a **dressing room**.

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 m², balconies 7.6 m² and 4.3 m², cellar 3.2 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



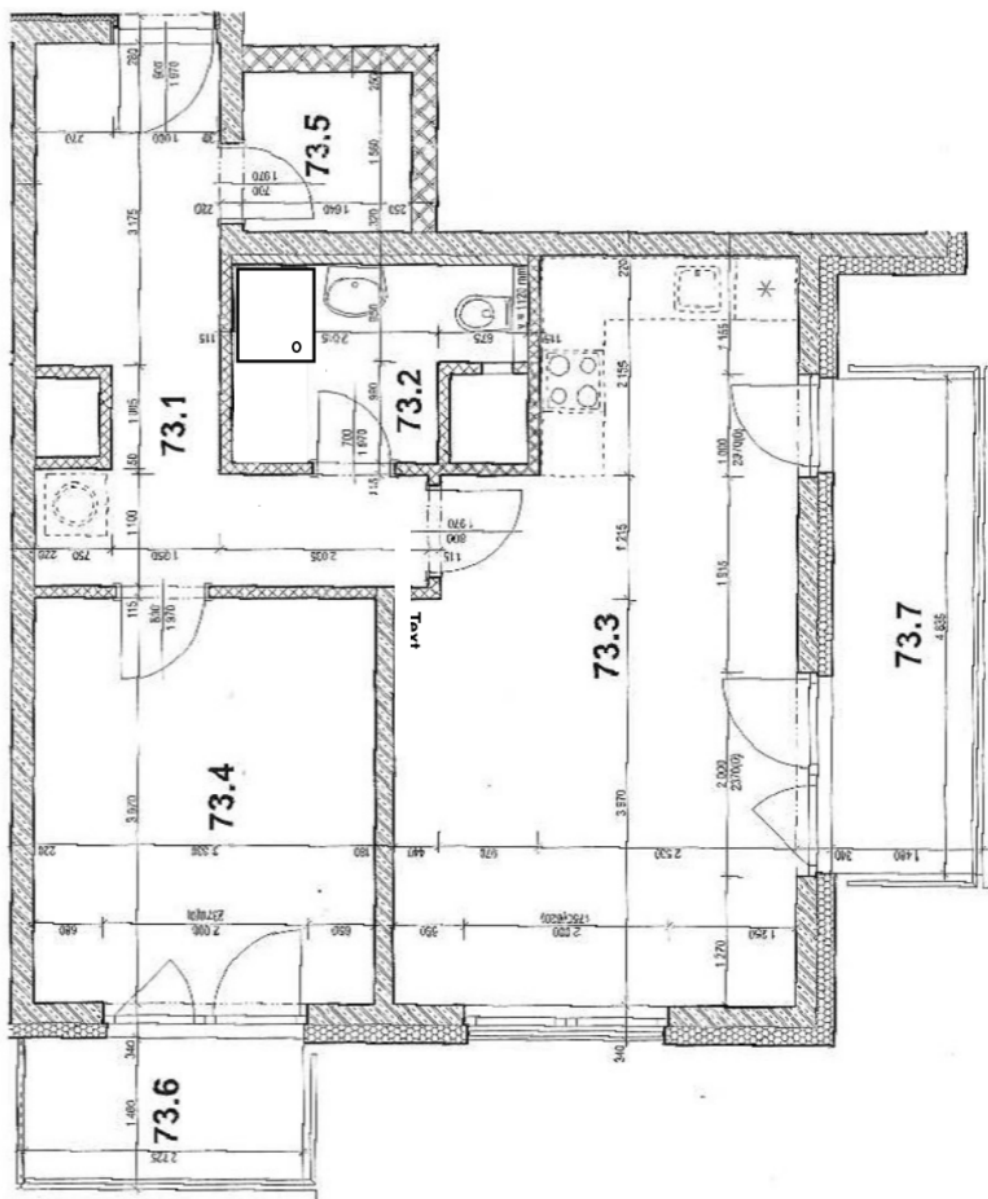
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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TABULKA PLOCH:

| ČÍSLO MÍSTN. | NÁZEV MÍSTNOSTI | PLOCHA cca (m²) |
|---------------|--------------------|-----------------|
| 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 |
| UŽITNÁ PLOCHA | | 56,8 |
| BALKONY | | 11,9 |

Celková podlahová plocha bytu, vypočtená dle platných právních předpisů (nařízení vlády č. 366/2013 Sb.), činí **61,9 m²**.