



## Apartment Studio (1+kk)

31 m², Prague 4, Michle, Hadovítá

**Sold**





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Total area	47 m <sup>2</sup>
Floor area*	31 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	40538

This tastefully furnished, bright studio apartment with a southeast-facing terrace and a garage parking space is part of the modern, secure **Rezidence Hadovitá** residential complex with underground parking in a quiet part of Michle, a few minutes by bus from metro stations of all lines.

The ground floor unit consists of a living area connected to the kitchen, a vestibule, and a **large terrace**, and a separate bathroom with a shower and toilet.

The interior features a number of sophisticated storage solutions and the bed is foldable to save space. The custom-made kitchen is equipped with built-in appliances (**induction hob**, **Bosch** electric and microwave oven, dishwasher, washing machine). The French window towards the terrace can be shaded by pleated blinds and the ambience of the room can be influenced by remote control **dimnable lighting**. The terrace, lined with conifers, has a retractable **awning**. The apartment comes with a **cellar storage unit** and a **parking space** right by the exit of the garage. The purchase price includes all the equipment shown in the photos.

The complex is located on a side one-way street near a bus stop with connections to the Kačerov metro station in 4 minutes, Budějovická in 5 minutes, and Želivského in 16 minutes. There is a direct link to the Smíchov Bus Station. Driving by car is quick thanks to the connection to Prague's main highway and the South Connecting Road. Nearby, there is a supermarket, several restaurants, **sports fields** with tennis courts, a **park** with a dog meadow and the **Brumlovka** administrative center with cafes, a **fitness center**, and other services. It is not far to the **forest park** in Bohdalec.

Interior 30.7 m<sup>2</sup>, terrace 16.11 m<sup>2</sup>, cellar 1.91 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.

