



5,921,000 CZK

Apartment for sale: Praha 4 - Michle, Hanusova
Hanusova, Praha 4

registration number	25017
type of contract	sale
area	35 sqm
terrace	yes
available from	28.01.2025

property type	flat
disposition	2+kk
floor	3rd floor
PENB energy label	G

We offer for sale a Shell&Core apartment unit on the 3rd floor of an apartment building in Prague 4. The unit with one bedroom layout has a floor area of 34.8 sqm with a north orientation to the courtyard with a view of the garden. The unit includes a terrace of 8 sqm and a basement storage of 2.2 sqm. In addition, all residents of the house can use a large common garden lined with mature trees, which offers plenty of privacy. The apartment unit in its pre-renovation condition offers the opportunity to create a home in your own style, or an ideal investment apartment. The location of Prague 4 Michle has excellent civic amenities and excellent transport services, whether you are heading to the city center or out of Prague. In a ten-minute walk you are on the "C" Pankrác or Budějovická metro lines. The Zelená liška or Budějovická bus stations are also nearby. By car, in a few minutes you are at the entrance to Podolské nábřeží street, in a few minutes you are also at the entrance to 5. května street with a connection to the highway. You have a choice between two shopping centers within walking distance. In the DBK shopping center in Budějovická and in the Arkády Pankrác shopping center you will find a whole range of services, shops, cafes and restaurants. There are also medical facilities, schools and sport fields nearby. About 4 kilometers separates the house and the Žluté lázně Spa, a legendary sports and recreation area on the bank of the Vltava river with a rich gastronomic background and the A2 cycle path, which will take you along the river to the town of Vrané nad Vltavou.