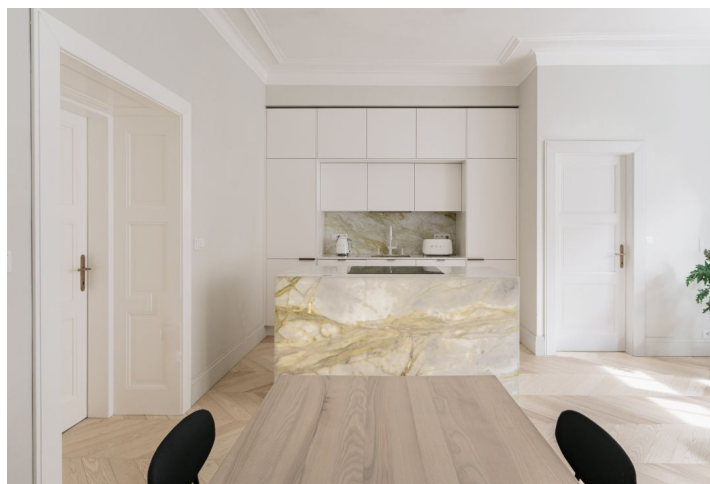




Apartment Three-bedroom (4+kk)

€ 748 685 | CZK 18 500 000

103.94 m², Prague 6, Bubeneč, Eliášova



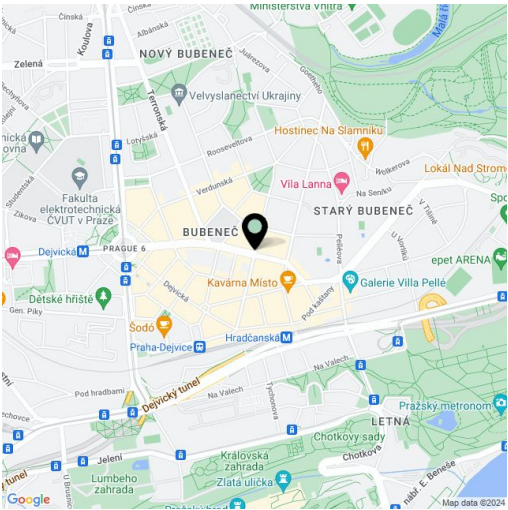


Apartment Three-bedroom (4+kk)

€ 748 685 | CZK 18 500 000

103.94 m², Prague 6, Bubeneč, Eliášova

Total area	106 m²
Floor area*	104 m²
Balcony	2 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	104666



* 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.

This elegant, quiet and user-friendly apartment with high ceilings, large rooms, a bay window, and a balcony is located on the 2nd floor of an apartment building from the turn of the 19th and 20th centuries. Stylish living in a sought-after location on the border of the elegant districts of Dejvice and Bubeneč, in close proximity to a metro station, trams, and the future expressway to the airport. Cooperative ownership, annuity paid.

The practical layout offers a living room with a bay window, an open plan kitchen and dining area, a bedroom with a preparation for a sleeping loft, 2 additional bedrooms (1 with a small balcony), a bathroom with a corner bathtub and toilet, a second bathroom with a walk-in shower and separate toilet, a walk-in wardrobe, and an entrance hall. The living room and 1 bedroom have east-facing windows towards the street, and the other 2 bedrooms are west-facing towards the courtyard.

The interior has just been finished after a complete and very precise reconstruction, which aimed to utilize every cm² available. The floors are made of ash wood in a French pattern, the entrance hall and bathrooms have epoxy floors, and the entire apartment has reinforced floor insulation and underfloor heating (heat source is the gas boiler). The ceilings are 3.2 m in height, the walls are decorated with stucco, the casement windows are refurbished, and the interior doors are replicas of the original ones. The kitchen has AEG and Siemens appliances (including a steam oven), an illuminated cooking island, the worktop and tiles are Italian marble, and the sinks and shower are also made of the same material. The entrance hall is a built-in wardrobe with space for a washing machine and dryer. The apartment has a large cellar, treated against moisture, and the building has a modern elevator and very well-maintained common areas. The cooperative receives income from the rent of 3 non-residential units.

The apartment building is located in a well-maintained street with wide sidewalks and a row of trees. There are a large number of well-known restaurants and cafes, many shops, or a popular ice cream parlor in the vicinity, and the international school Riverside School Prague - Junior High is also within walking distance. The Hradčanská metro station and tram stop are a two-minute walk away, from where the ride to the city center takes only a few minutes, and the airport can be quickly reached by car and by express train from a nearby station in the future. Hradčany or Stromovka park are a pleasant walk away, and Letenské Sady Park is also within walking distance.

Floor area 103.94m² (area according to the rental agreement with the cooperative 102.59 m²), balcony approx. 2 m²,



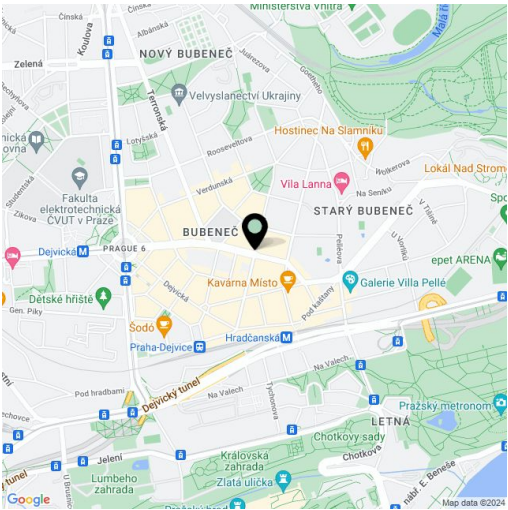
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