



## Apartment Studio (1+kk)

€ 241 495 | CZK 5 750 000

32.8 m<sup>2</sup>, Prague 10, Strašnice, Počernická





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Total area	37 m <sup>2</sup>
Floor area	33 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Service price	2 237 CZK monthly
PENB	B
Reference number	100326

This recently completed studio apartment with a loggia is located on the 3rd floor of an energy-efficient building with an elevator. The residential project with landscaped greenery is located in a developing and excellently accessible area on the border of Strašnice and Žižkov.

The apartment is divided into a living area with a preparation for a kitchen and access to the **west-facing loggia**, a bathroom (with a shower and toilet), a foyer, and a closet with a connection for a washing machine.

Facilities include high-quality triple-glazed insulated windows, an **automatically controlled ventilation system** with heat recovery, chip entry to the building, central heating, **underfloor heating** in the bathroom, and a radiator in the living room. The apartment comes with a **cellar**. The project was built with **sustainability** in mind; the energy-efficient buildings have green roofs. The building has an **elevator, a bicycle shed, and other facilities for cyclists** (bike racks, an outdoor washing station, or a service station); non-residential spaces on the ground floor of the buildings will offer residents necessary, everyday services.

The residence, surrounded by newly planted greenery, is located near a bus stop, from where you can reach the Želivského metro station in 2 minutes. A tram stop is within a short walking distance. There is a **sports complex with tennis courts** in the immediate vicinity, and restaurants, shops, and medical services are nearby.

Floor area 32.8 m<sup>2</sup>, loggia 3.8 m<sup>2</sup>, cellar 4.6 m<sup>2</sup>

The apartment is currently rented.

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

