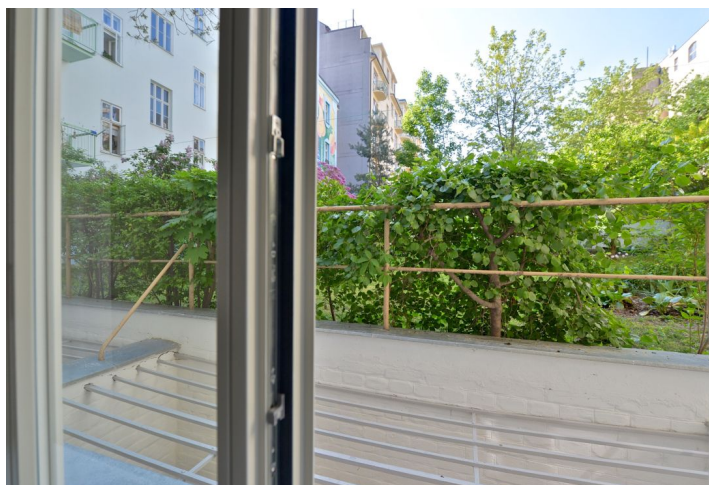




## Apartment Two-bedroom (3+kk)

Sold

88 m<sup>2</sup>, Praha 7, Bubeneč, Ověnecká





## Apartment Two-bedroom (3+kk)

**Sold**88 m<sup>2</sup>, Praha 7, Bubeneč, Ovenceká

Total area	88 m <sup>2</sup>
Parking	Parking lift space at extra cost
Garage	Yes
Cellar	-
Service price	4 950 CZK monthly
PENB	D
Reference number	100769

**This quiet apartment is located in the courtyard of a house from 1923 on one of the nicest streets in Prague 7, Letná, just a few steps from the Royal Nature Reserve.**

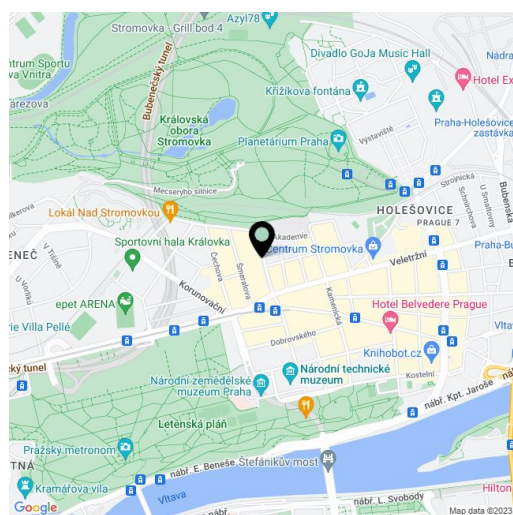
The area of the apartment on the raised ground floor is divided into a living room connected to the kitchen, a master bedroom with an en-suite bathroom and a **dressing room**, a second bedroom, a bathroom and an entrance hall. Both bathrooms have a shower and a toilet.

The project was created in 2015 through the reconstruction of a **house from 1923** by the **prominent architect Alois Krofta**. The windows are wooden; the floors are vinyl in wood decor; the kitchen is fully equipped with built-in appliances, including a dishwasher. The well-maintained house boasts **representative common areas**, the entrance to the building is by **chip**, and the apartment has a videophone. The unit includes a spacious **cellar and garage space** in an automatic car lift for additional purchase.

The residence is located in a one-way street **lined with trees** and landscaped **front gardens**, thanks to which the houses create a pleasant private space. Cafes, restaurants and bistros operate in the immediate vicinity; there is a supermarket and many small shops, and all other necessary services are within easy reach. The way to the city center takes about 5 minutes from the nearby tram stop; the Hradčanská or Vltavská metro stations are also nearby. A rich cultural life characterizes the locality; **the Bio Oko art cinema** and the **National Gallery** are within walking distance from the house, and the neighborhood is also made more pleasant by the proximity of **Letenské sady and Stromovka parks**.

Floor area 88.1 m<sup>2</sup>, cellar 5.76 m<sup>2</sup>.

**The apartment is currently rented at market rent until 10/2024.**



\* 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.



## Apartment Two-bedroom (3+kk)

88 m<sup>2</sup>, Praha 7, Bubeneč, Ověnečká

Sold

