



## Apartment Studio (1+kk)

26.6 m<sup>2</sup>, Praha 9, Střížkov, Zakšínská

Sold





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Total area	30 m <sup>2</sup>
Floor area*	27 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
PENB	C
Reference number	102254

This fully furnished studio apartment with a balcony is located on the 4th floor of a modern apartment complex with an elevator on the border of Strážkov and Letňany, in a pleasant location with convenient connections to the center of Prague. It is a cooperative apartment with the possibility of transfer to personal ownership.

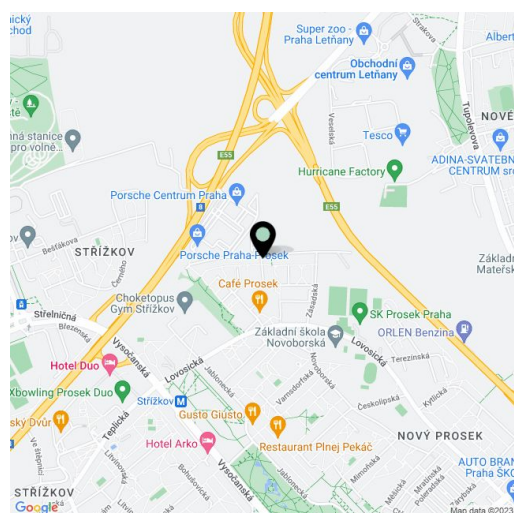
The layout of the apartment is designed as a main living room with an area for sleeping and resting and a kitchen. There is also a bathroom with a toilet and an entrance hall. A loggia is accessible from the living area with views of the quiet courtyard.

Facilities include plastic windows and balcony doors with **micro-ventilation**, robust all-round fittings and four-position opening, floating floors, and RAKO ceramic tiles and tiles in the bathroom. Heating is provided by a central system from the building's boiler room. **The purchase price includes all of the equipment and furniture shown.**

The neighborhood offers easy access to the Letňany shopping center, Přátelství Park, and sports facilities such as a winter stadium or a **water park**. A **bike path** that passes by the apartment building leads all the way to the Vltava River. Nearby green areas, such as the **Ďáblický Grove** and the **Letňany forest park**, contribute to the pleasant atmosphere of the surroundings and provide opportunities for rest and relaxation.

Floor area 26.6 m<sup>2</sup>, loggia approx. 3.2 m<sup>2</sup>, closet approx. 4.5 m<sup>2</sup>.

Cooperative ownership, **unpaid annuity** for the apartment as of June 15th, 2023, is **CZK 962,848**. The monthly payment is CZK 9,513, with the possibility of immediate transfer to private ownership.



\* 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.