



## Apartment Three-bedroom (4+1)

Sold

133 m<sup>2</sup>, Prague 7, Holešovice, Františka Křížka





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Total area	137 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	103059

**This stylish apartment with two loggias is located on the 2nd floor of an elegant Functionalist building with an elevator, which stands on a one-way side street in a popular part of Prague 7, Letná, near Stromovka Park.**

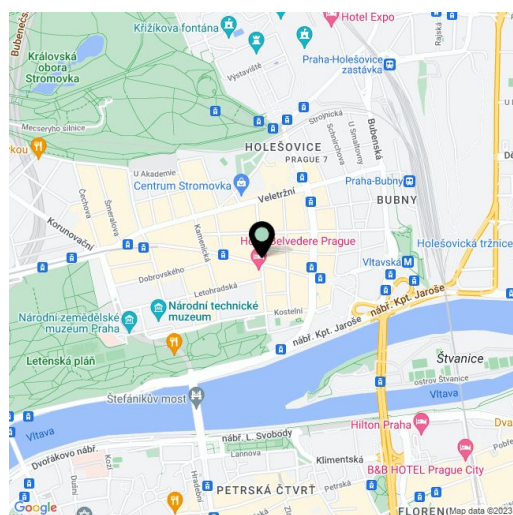
The layout consists of a kitchen with a **large window** and access to the study (originally a maid's room), 3 rooms, 1 of which is walk-through, a bathroom (with a solitary bathtub and sink), a separate toilet, a closet, a foyer, and a **large central hall** that can be used as a dining room. One of the **loggias** faces **east** onto the street and the other faces **west** onto the courtyard.

Facilities include **refurbished parquet floors**, **natural marmoleum** and tiles, original casement windows; the HOA's plan is to renovate or replace them. The interior features **original doors with brass handles**. The apartment is partially renovated (new kitchen, bathroom, electricity distribution and switches with sockets). Heating is provided by the building's gas boiler. The apartment comes with a **spacious cellar cubicle**. **The Functionalist building** was built in 1937–40 for the employees of the National Bank and designed by the architects **Jaroslav Stockar-Bernkopf** and **Josef Šolec**.

There is an **art house cinema** right in the building and the experimental **Alfréd ve dvoře** theater is on the same street. The **National Gallery** in the Trade Fair Palace is nearby, and the new **Vltava Philharmonic** building will also be within walking distance. The immediate surroundings provide everything needed for everyday life: just a few steps from away is a shopping center, a kindergarten and elementary school, and a health clinic. The Letná area is also famous for its high number of **quality cafes and bistros**. Excellent transport connections are provided by trams, and the Vltavská metro station is also nearby.

The unit's layout is listed as 2-bedroom with an eat-in kitchen in the Owner's Statement.

Floor area 133 m<sup>2</sup>, loggia 3.2 m<sup>2</sup> and 0.7 m<sup>2</sup>, cellar cubicle 8.7 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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