



## Apartment One-bedroom (2+kk)

€ 929 481 | CZK 23 000 000

112.2 m², Prague 6, Bubeneč, V Sadech





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Total area	121 m²
Floor area*	112 m²
Balcony	9 m²
Parking	1 parking space
Garage	Yes
Cellar	Yes
Service price	3 086 CZK monthly
PENB	B
Reference number	103151

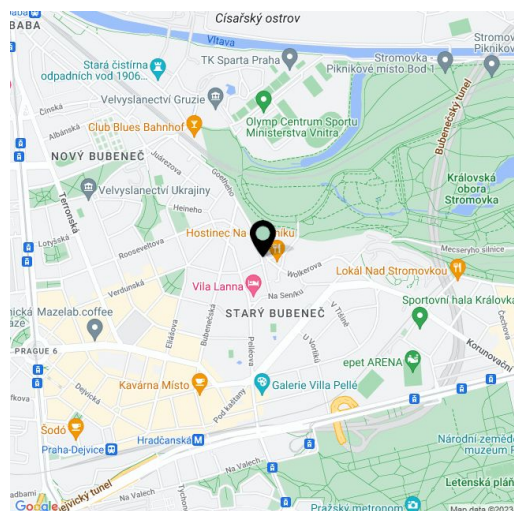
This designer apartment with a balcony, a parking space, and views of the greenery is part of an apartment building that has been recently and totally reconstructed according to the designs of the AI – DESIGN studio under the leadership of Eva Jiříčná. In a nice area in the diplomatic district of Prague 6 - Bubeneč, on a quiet street in the immediate vicinity of Stromovka Park.

The layout of this ground-floor apartment with ceilings almost 2.9 meters high consists of a living room with **French windows** towards a balcony facing east onto the garden, a west-facing kitchen with a dining area, a bedroom with a dressing room, a closet with a safe, a bathroom, a separate toilet, an entrance hall, and a utility room. With a simple modification, **it is possible to create a 2-bedroom layout**.

The reconstruction of the apartment and the entire building was completed in 2022. The floors are **wooden and with large-format tiles**, the windows have wooden frames and triple glazing. Facilities include a **custom-made kitchen with premium appliances**, including a **Miele wine refrigerator** or a **professional stove**, built-in furniture or a **sliding bookcase**.

A quiet place on a cul-de-sac literally a few steps from **the entrance to Stromovka Park**, in a district with many **important villas and landscaped gardens**. There are restaurants nearby. Shops and the **Hradčanská** metro station and tram stop are within walking distance. By car, it is possible to connect to the Blanka tunnel complex in a short time or drive to the city center or the airport.

Floor area 112.2 m², balcony 9 m².



\* 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.





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