



## Apartment Studio (1+kk)

27.9 m<sup>2</sup>, Prague 10, Strašnice, Ve Stínu

€ 222 797 | CZK 5 600 000





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|                  |                   |
|------------------|-------------------|
| Total area       | 40 m <sup>2</sup> |
| Floor area*      | 28 m <sup>2</sup> |
| Terrace          | 12 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | D                 |
| Reference number | 104570            |

**This new, bright apartment with a terrace and the possibility to use a common garden is part of the addition of a cozy apartment building in the traditional residential district of Prague 10 - Strašnice with all the infrastructure.**

The area of the 3rd floor apartment is divided into a living room with preparation for the kitchen, a bathroom (with bathtub, toilet and connection for a washing machine) and an entrance hall. The living room is connected to the **terrace**.

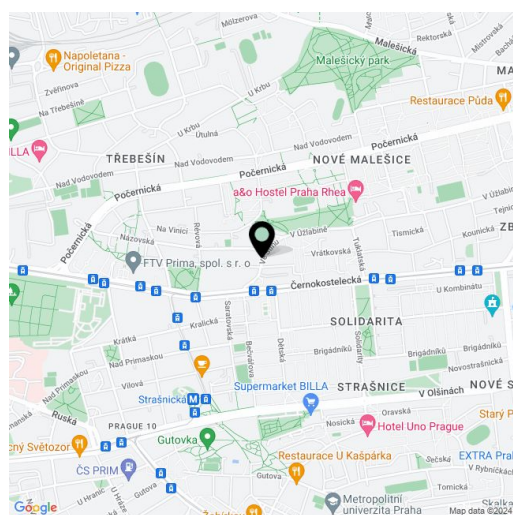
The **high standard facilities** include triple-glazed **wooden windows**, **oiled oak flooring** (in 4 color versions), fire safety entrance doors with **noise insulation**, interior panel doors with **M&T Burak fittings** in **matt nickel**, walk-in showers, **Villeroy & Boch** cast marble bathtub, sinks and toilets of the same brand, **Hansgrohe** shower sets with thermostatic faucet, **Tres** with concealed faucet or **Alshower** with **massage jets**, **ISAN** bathroom radiator, **Argenta Kenzo** and **Unique Travertine Minimal** or **Ribesalbes Ocean** large-format tiles and coverages, anti-slip tiles on the terrace, **Legrand** electrics end elements. Facilities also include the preparation of **exterior blinds** and **air conditioning**, floor heating in the entire apartment will be provided by a gas boiler. The apartment has a **cellar cubicle**, residents will have a **common garden**. Parking is in the zone for residents in front of the house. A brick building from the 20s/30s of the 20th century with 12 apartment units, the common areas have been reconstructed. There is **no elevator**.

The apartment building is located in a side street near the Solidarita tram stop, approx. 15 minutes' walk from the Strašnická metro station. There are restaurants, a post office, shops and medical services in the vicinity, the area is made more pleasant by **a lot of green areas** in gardens and **landscaped parks**.

Floor area 27.9 m<sup>2</sup>, terrace 11.8 m<sup>2</sup>.

Start of construction May/June 2024, **estimated completion date late 2024/early 2025**.

Visualizations are informative.



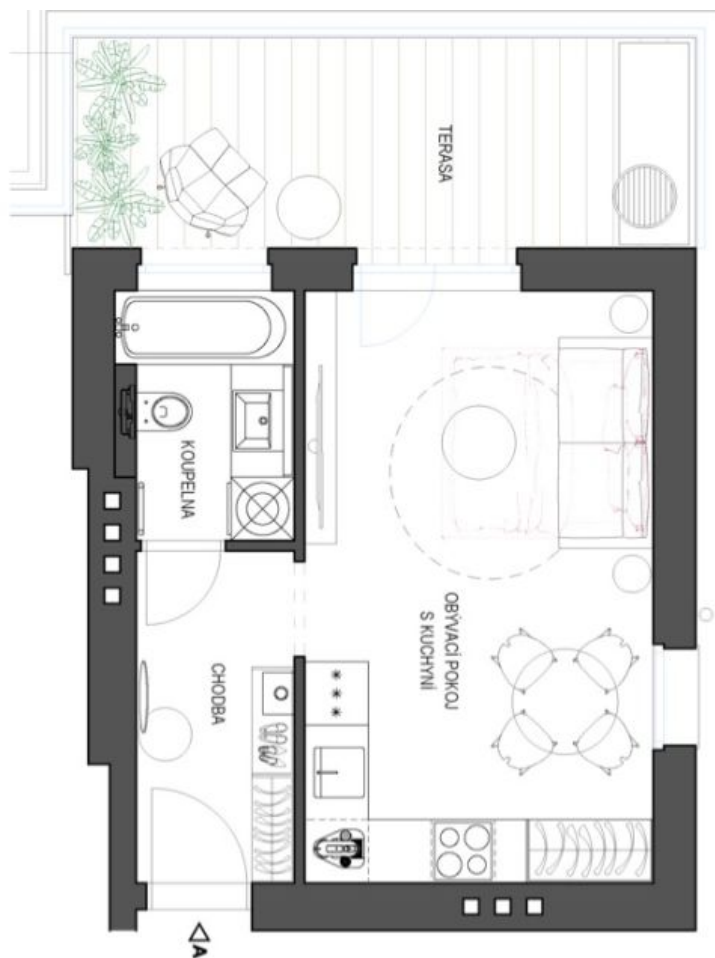
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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| Přehled ploch           |                     |
|-------------------------|---------------------|
| Chodba                  | 4,7 m <sup>2</sup>  |
| Obyvací pokoj s kuchyní | 18,4 m <sup>2</sup> |
| Koupelna                | 3,7 m <sup>2</sup>  |
| Užitná plocha           | 26,8 m <sup>2</sup> |
| Podlahová plocha        | 27,9 m <sup>2</sup> |
| Terasa                  | 11,8 m <sup>2</sup> |
| Celková plocha          | 39,7 m <sup>2</sup> |

