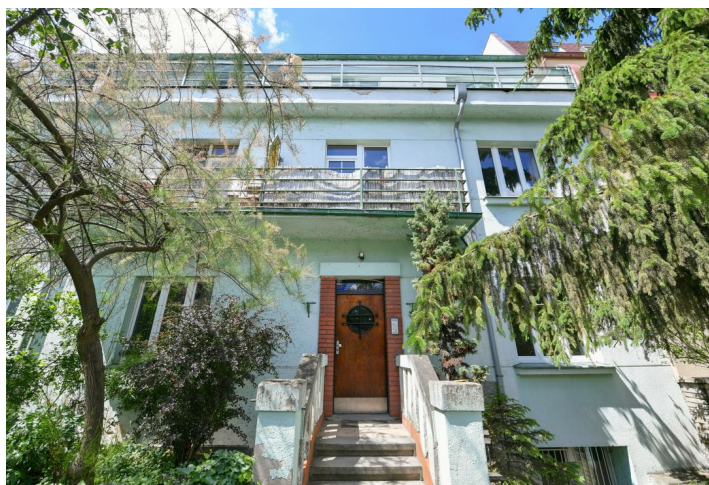




## Apartment Studio (1+kk)

33 m<sup>2</sup>, Praha 10, Strašnice, Ve Stínu

Sold





## Apartment Studio (1+kk)

**Sold**33 m<sup>2</sup>, Praha 10, Strašnice, Ve Stínu

|                  |                   |
|------------------|-------------------|
| Total area       | 61 m <sup>2</sup> |
| Floor area*      | 33 m <sup>2</sup> |
| Terrace          | 28 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | D                 |
| Reference number | 104571            |

**This new, bright apartment with a large private terrace, parking and the possibility of using a shared garden is part of the extension of a cozy apartment building located in the traditional residential district of Prague 10 - Strašnice with all the infrastructure and lots of greenery.**

The layout of the 3rd floor apartment consists of a **corner** living room with preparation for the kitchen, a bathroom (with a bath, toilet and connection for a washing machine) and an anteroom. In the living room, 2 entrances lead to the **largest terrace in the project.**

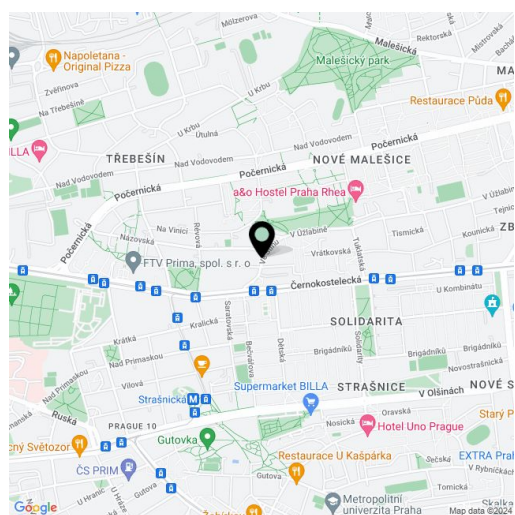
The **high standard facilities** include triple-glazed **wooden windows, oiled oak flooring** (in 4 colours), fire safety entrance doors with noise insulation, interior panel doors with **M&T Burak** hardware in **matt nickel, Villeroy & Boch** sink and toilet, **cast iron marble** bathtub of the same brand, ISAN bathroom radiator, **Argenta Kenzo** and **Unique Travertine Minimal** or **Ribesalbes Ocean** large-format tiles and coverages, anti-slip tiles on the terrace, **Legrand** electrical end elements. The standard also includes preparation for **air conditioning** and **exterior blinds**. Underfloor heating in the entire apartment will be provided by a gas boiler. The apartment includes a **cellar cubicle** and a **parking space** on the property, residents will have access to a **shared garden**. A brick house from the 20s/30s of the 20th century with 12 residential units, the common areas have been reconstructed. There is **no elevator**.

Convenient location 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 33 m<sup>2</sup>, terrace 27.5 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.



## Apartment Studio (1+kk)

33 m<sup>2</sup>, Praha 10, Strašnice, Ve Stínu

Sold



| Přehled ploch           |                     |
|-------------------------|---------------------|
| Chodba                  | 6,1 m <sup>2</sup>  |
| Obyvací pokoj s kuchyní | 20 m <sup>2</sup>   |
| Koupelna                | 5,7 m <sup>2</sup>  |
| Užitná plocha           | 31,8 m <sup>2</sup> |
| Podlahová plocha        | 33 m <sup>2</sup>   |
| Terasa                  | 27,5 m <sup>2</sup> |
| Celková plocha          | 60,5 m <sup>2</sup> |

