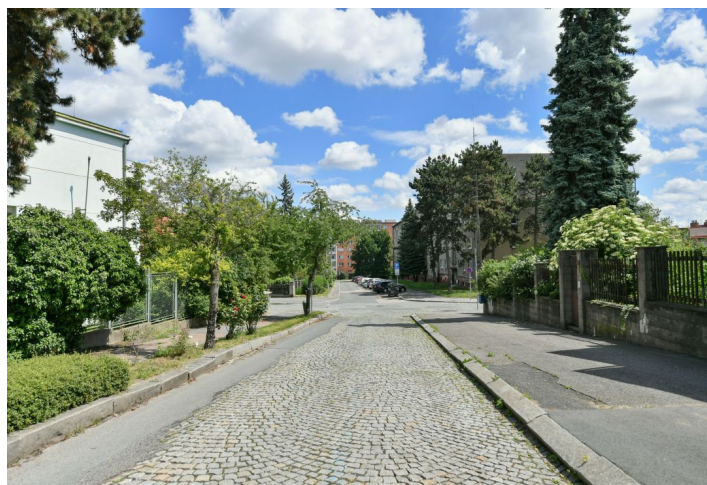
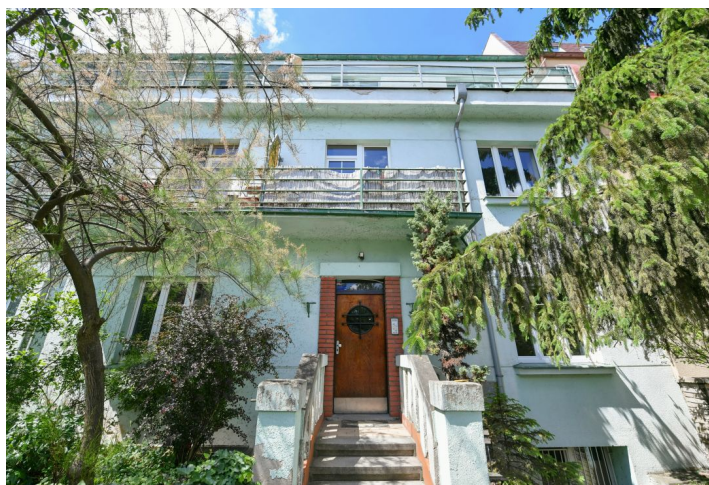




## Apartment One-bedroom (2+kk)

€ 498 024 | CZK 12 600 000

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





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Total area	80 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	1 parking space included in the purchase price
Cellar	Yes
PENB	D
Reference number	106076

This new, bright apartment with a 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 a complete infrastructure.

The area of the 3rd top floor apartment is divided into a living room with an adjoining kitchen, a large bedroom, a bathroom (with a walk-in shower, toilet and connection to a washing machine), and an entrance hall. The living room and the has access to a **spacious terrace**.

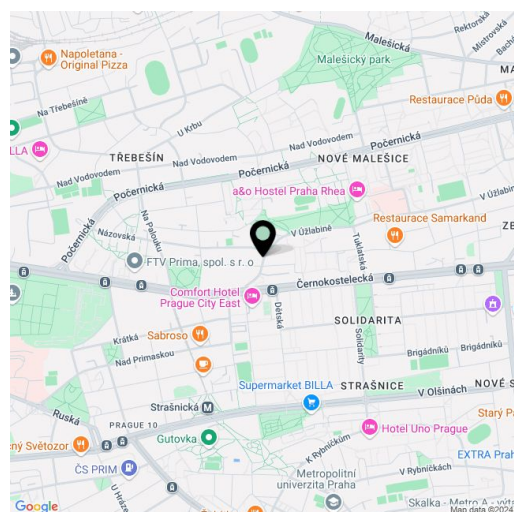
The high standard facilities include **triple-glazed wooden windows, oiled oak floors** (choice of 4 stain options), a safety fireproof entrance door with noise insulation, interior panel doors with **M&T Burak** hardware in **matt nickel**, **Villeroy & Boch** sink and toilet, **ISAN** bathroom radiator, **Argenta Kenzo** and **Unique Travertine Minimal** or **Ribesalbes Ocean** large-format floor and wall tiles, non-slip tiles on the terrace, and elements by the **Legrand** electrical brand. There is also a preparation for **air-conditioning** and **exterior blinds**, and floor heating in the entire apartment will be provided by a gas boiler. **The price of the apartment includes 1 parking space on the property and a cellar storage cubicle.** Residents can use a common garden. The common areas in the brick building from the 1920s-1930s with 12 apartment units have been reconstructed. **No elevator.**

A convenient location on a side street near the Solidarita tram stop, approx. 15 minutes' walk from the Strašnická metro station. Kindergartens and schools, restaurants, a post office, shops, and medical services are in the immediate vicinity, and the area is made even more pleasant by **the abundance of green areas in gardens and landscaped parks.**

Floor area 63.8 m<sup>2</sup>, terrace 15.9 m<sup>2</sup>.

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

Visualizations are solely for illustration purposes.



\* 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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