



## Apartment One-bedroom (2+kk)

Sold

70 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova





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Total area	74 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	106191

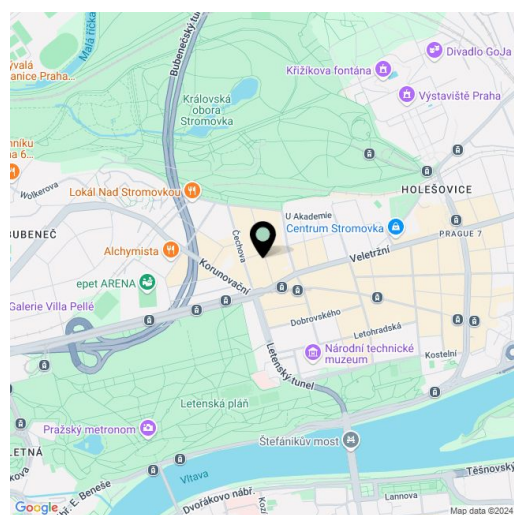
This airy apartment with a balcony facing the courtyard is located on the 5th floor of a historic apartment building with a front garden at a prestigious address in a sought-after part of Prague 7 - Bubeneč, on a nice one-way street near Stromovka Park.

The area of the apartment consists of a living room connected by sliding glass doors with a generously designed kitchen, a bedroom with a balcony, a bathroom, a walk-in wardrobe, a separate toilet, and a foyer.

Originally an Art Nouveau building from 1907, in the 1930s it was significantly reconstruction in a Functional style, and in 2018 it was completely renovated (new roof, replacement of risers and distribution systems and installation of a new elevator). The floors of the rooms are parquet, the casement windows are also original refurbished, and the interior and security entrance doors of the 3rd level are replicas of the original ones. The custom-made kitchen has built-in appliances and a worktop made of artificial stone, and the wardrobe is also custom-fitted. The unit comes with a cellar cubicle.

The highly sought-after location of Letná in Prague, in the immediate vicinity of the Stromovka Royal Nature Reserve, offers complete civic amenities, plenty of greenery, and quick access to the city center. The immediate surroundings are full of cafes, bistros, and restaurants, and it is not far from the National Gallery in the Trade Fair Palace or the Bio Oko art house cinema. The city center can be reached in a short time by tram, and traveling by car is faster thanks to the nearby entrance to a tunnel complex.

Floor area 70 m<sup>2</sup>, balcony 3.9 m<sup>2</sup>, cellar 5.1 m<sup>2</sup>.



\* 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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Sold

Šmeralova 20

Byt 2+kk

- 1 Chodba
- 2 Obývací pokoj
- 3 Kuchyně
- 4 Koupelna
- 5 Pokoj
- 6 WC
- 7 Balkon

