



## Apartment Studio (1+kk)

€ 222 576 | CZK 5 600 000

34.9 m<sup>2</sup>, Prague 10, Strašnice





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Total area	46 m <sup>2</sup>
Floor area*	35 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106803

\* 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.

**This studio apartment with a terrace is part of a small apartment building located in a traditional residential area of Prague 10 - Strašnice with a complete infrastructure and plenty of greenery.**

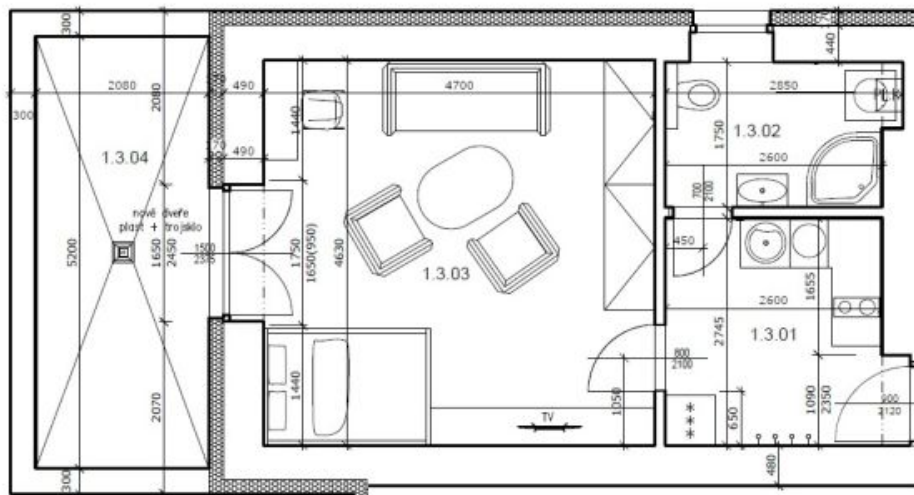
The layout of the ground floor apartment consists of an entrance hall with a preparation for a kitchen unit, a main room with a seating/sleeping area and access to a west-facing **terrace**, and a bathroom (shower, sink, toilet, and washing machine connection).

**The building and apartment are currently being renovated.** Facilities include plastic windows with triple glazing, oiled oak floors, fire-resistant security entrance doors with noise insulation, interior doors, Villeroy & Boch sink and toilet, cast marble bathtub of the same brand, and large-format floor and wall tiles. **Underfloor heating** throughout the apartment will be provided by a **condensing gas boiler**. The apartment comes with a **cellar**, and residents will have access to a **shared garden**. The brick building from the 1920s/1930s with 12 residential units has **no elevator**. Parking is possible in the blue zone in front of the building.

A convenient location on a side street near the Solidarita tram stop, about a 15-minute walk from the Strašnická metro station. There are restaurants, a post office, shops, and medical services in the area, and the district is made even more pleasant by the many green spaces in the gardens and landscaped parks.

Floor area 34.9 m<sup>2</sup>, terrace 10.9 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.

**Completion expected in April 2025.** Visualizations are for informational purposes only.

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UŽITNÁ PLOCHA - BYT 887/3 - 1NP		VÝMĚRA	SVĚTLÁ VÝŠKA
1.3.01	CHODBA + KK	7,11	2700 mm
1.3.02	KOUPELNA + WC	4,75	2700 mm
1.3.03	OBYTNÁ MÍSTNOST	21,74	2700 mm
<b>CELKEM</b>		<b>33,60</b>	<b>M<sup>2</sup></b>

JEDNOTKA 887/3 - BYT		VÝMĚRA	SVĚTLÁ VÝŠKA
1.3.04	TERASA	10,82	-
<b>CELKEM</b>		<b>10,82</b>	<b>M<sup>2</sup></b>