



Apartment Two-bedroom (3+kk)

Sold

106 m², Praha 6, Bubeneč, Ve Struhách





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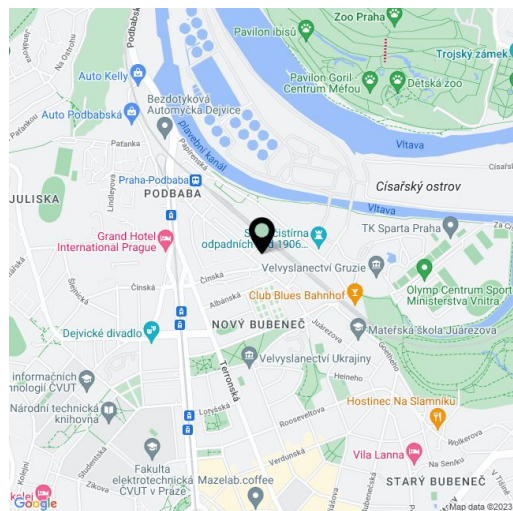
Total area	131 m ²
Floor area*	106 m ²
Terrace	25 m ²
Parking	-
Cellar	Yes
Service price	4 000 CZK monthly
PENB	G
Reference number	1146

Design glazed air-conditioned loft apartment with a terrace, situated on the 3rd floor of a renovated Functionalist building from the 1930s (still boasting its original character). Located in a quiet residential area near Lázaró Cárdenas and Stromovka Park, easy access to the center.

The flat offers an open, fully equipped kitchen, spacious living room, master bedroom with en-suite bathroom, second bedroom, another bathroom, and a utility room. The kitchen and one bedroom (currently used as study) both boast a **glass wall and glazed ceiling**; the living room and master bedroom offer large-format windows leading onto the above-mentioned terrace. Quality materials and designer features include air-conditioning, **teak floors**, PANDOMO concrete aggregate, **large windows and a large hydraulically controlled skylight with access to the roof terrace**, Hansgrohe fittings including a **rain shower head**, underfloor heating, Logitech Z4 **audio system**, ERCO ceiling lamps, storage space.

The house without lift is located in an area with the possibility to rent a garage space in the neighborhood, just a few minutes' walk from Stromovka Park and a park underneath the Baba ruins. Bus stop with easy reach to Hradčanská metro (line A).

Interior 106.51 m², terrace 25.36 m², cellar approx. 10 m².



* 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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