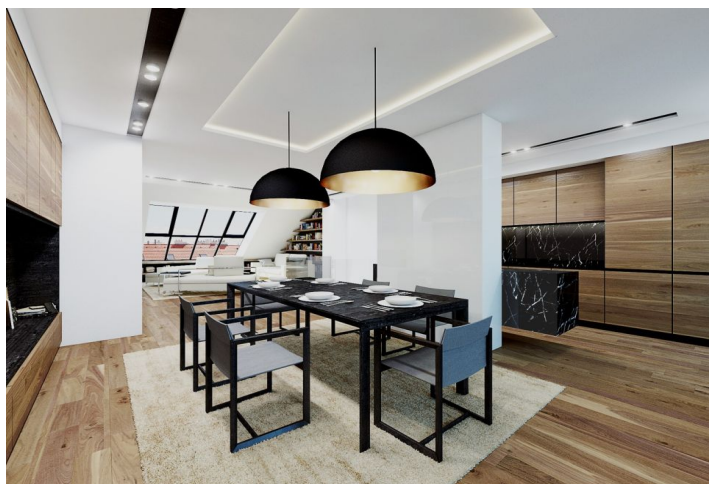




## Apartment Three-bedroom (4+kk)

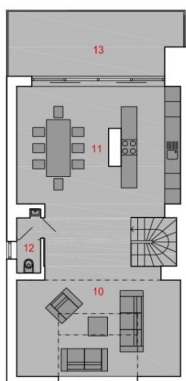
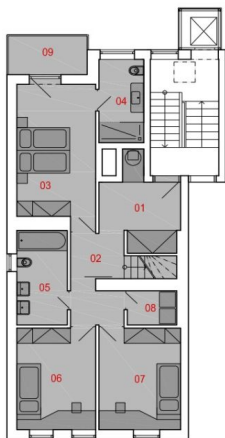
Sold

146 m<sup>2</sup>, Praha 7, Bubeneč, Šmeralova



5. NP / 5TH FLOOR

6. NP / 6TH FLOOR





## Apartment Three-bedroom (4+kk)

**Sold**146 m<sup>2</sup>, Praha 7, Bubeneč, Šmeralova

Total area	166 m <sup>2</sup>
Floor area*	146 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	19200

**Exclusive duplex flat under reconstruction with balcony and terrace, situated on the 4th and 5th floors of a residential building undergoing complete renovation, on an attractive one-way street in close vicinity of Stromovka Park, 3 minutes walk from the tram stop.**

The first level is comprised of 3 bedrooms (master bedroom with en-suite bathroom and balcony), a second bathroom, hallway and closet. From the hall you reach the second level, which features an open concept living room with kitchen and dining room, which is divided by a glass wall from a large, west-facing terrace.

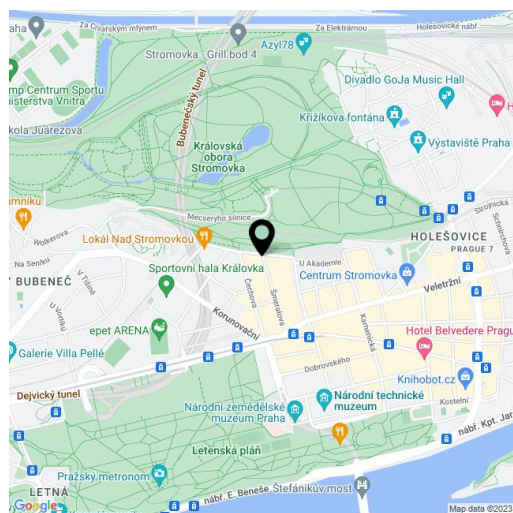
The apartment is equipped to a **high standard** with solid wood flooring, large calibrated tiles, **wooden and aluminum windows with triple glazing**, wooden interior doors, bathroom fixtures **Laufen, Hansgrohe and Riho** and preparation for a cooling system in the living room. Heating is provided by a gas combination boiler.

Possibility to buy a garage parking space in a building located 50m away for 850 000 CZK.

Attractive and popular area next to Stromovka Park, with excellent transport links to the city center and all amenities in place. Cafes, restaurants, supermarket, nursery and primary school and sports hall nearby.

**Completion date set for September 2015.**

Interior 146 m<sup>2</sup>, balcony 4.80 m<sup>2</sup>, terrace 15.70 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.