



## Apartment Two-bedroom (3+kk)

Sold

115 m<sup>2</sup>, Praha 7, Bubeneč





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Total area	120 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	21440

\* 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.

**New 2-bedroom flat with a balcony on the first floor of a Functionalist apartment building in a prime location of Prague 7 - Bubeneč. Originally an Art Nouveau structure from 1907, the structure was rebuilt in the 1930's, adding two floors and changing the character of the facade to its present form. The residence, which is currently undergoing a complete renovation, is located on a landscaped, tree-lined street perpendicular to Stromovka Park, only a few steps from the tram stop on the Letenské náměstí square. Completion is scheduled for Q3 2017.**

The interior will consist of an east-facing living room with a kitchen, 2 bedrooms (one w/ walk-in wardrobe & en-suite bathroom, one w/ balcony), shared bathroom, separate toilet, and an entry hall. The apartment will be completely renovated, offering **refurbished parquet floors**, renewed casement windows, replicas of the original interior doors and security entry door, new bathrooms and plaster. **The house will be completely reconstructed** – except for a new roof from 2002, there will be also new pipes, wiring, **elevator** and a central boiler room. **Cellar** unit available for each flat at extra cost.

**Highly desired location of Letná, close to Stromovka Park** and with full amenities in the immediate vicinity. Nearby there are nursery and primary schools, several playgrounds and the National Technical and Agricultural Museum. Fast connection to the city center (within 10 minutes) from the tram on Letenské náměstí square.

Interior 115.3 m<sup>2</sup>, balcony 4 m<sup>2</sup>.