



## Apartment Two-bedroom (3+kk)

Sold

84 m<sup>2</sup>, Praha 6, Bubeneč, Verdunská





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Total area	87 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	5 000 CZK monthly
PENB	G
Reference number	22757

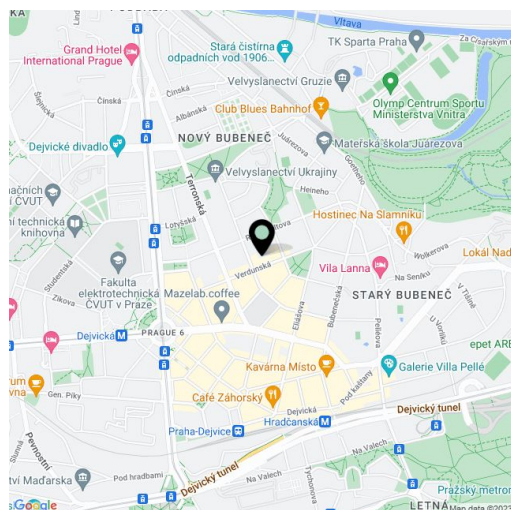
**Southeast-facing flat with an enclosed balcony on the upper ground floor of a Rondocubist apartment building in the prestigious residential area of Bubeneč, Prague 6. Located just a 3-minute walk away from Willy Brandt Park and 5 minutes from the Stromovka Royal Enclosure.**

The apartment consists of a living room with kitchen, 2 bedrooms with **original tiled stoves**, bathroom with bathtub, sink, toilet and access to the enclosed balcony, a separate toilet, storage room, and a hallway. Bedrooms are oriented to the street, living room and bathroom face a **quiet, large courtyard with mature greenery**.

Facilities include **original parquet flooring** and tiles, casement windows, original wooden doors, suspended ceilings, **alarm**. The purchase price includes a **cellar** in the basement.

Bubeneč rightfully belongs to the most popular of Prague's residential areas. In addition to the pleasant and peaceful atmosphere with a number of beautiful parks, such as the nearby Královská obora Stromovka and Letná, the location offers excellent connections to the city center (metro, tram) and easy access to the Letiště Václava Havla Airport or Pražský okruh ring road. Complete amenities including quality international nurseries, schools, restaurants, cafes and sports clubs just a few minutes' walk from the house.

Interior 84.1 m<sup>2</sup>, enclosed balcony 3.29 m<sup>2</sup>, cellar.



\* 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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