



## Apartment Two-bedroom (3+kk)

Sold

75 m<sup>2</sup>, Prague 7, Holešovice





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Total area	75 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	23581

\* 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.

Set in the highly desirable location of Letná, is this attractive apartment after a complete reconstruction, situated on the 2nd floor of a fully renovated residential building with a new lift. Only steps from the Letenské sady park and tram stop with direct connections to the center and the Hradčanská and Vltavská metro stations.

The interior consists of a **west-facing living room** with preparation for a kitchen, 2 bedrooms, a large bathroom with windows, bathtub, two sinks and toilet, and an entrance hall with space for built-in wardrobes.

Equipped with original refurbished or new parquet floors, **refurbished casement windows and solid double or simple doors with lining and brass fittings**, refurbished entrance door, videophone. Heating is provided by a central gas boiler in the house. The purchase price includes a **cellar**.

A popular residential location **within walking distance of the center**, with full amenities and rich opportunities for sport, cultural and social activities.

There are several kindergartens and schools, National Technical Museum, theater, fitness center and tennis courts nearby.

The listed price doesn't include 4% property transfer tax.  
Interior 74.5 m<sup>2</sup>, cellar 6.6 m<sup>2</sup>.



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