



## Apartment Two-bedroom (3+kk)

Sold

75 m<sup>2</sup>, Praha 7, Holešovice





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|                  |                   |
|------------------|-------------------|
| Total area       | 75 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 23582             |

\* 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 new loft conversion, situated on the 5th floor of a fully renovated residential building with a 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 **new parquet floors, wooden atelier and simple windows**, wooden interior doors, videophone, exposed ceiling beams. 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.

Interior 75 m<sup>2</sup>, cellar 8.5 m<sup>2</sup>.



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