



Apartment Two-bedroom (3+kk)

Sold

90 m², Praha 7, Holešovice, Bubenská





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Total area	95 m ²
Floor area*	90 m ²
Loggia	5 m ²
Parking	-
Cellar	Yes
Service price	4 300 CZK monthly
PENB	G
Reference number	26579

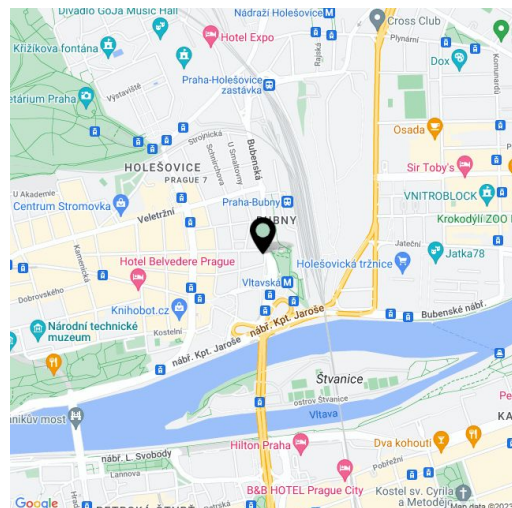
Renovated apartment with preserved original features and a loggia overlooking a quiet courtyard, located on the 3rd floor of a classic apartment building within easy reach of public transport, Stromovka park and Strossmayer Square.

The apartment is accessible via a lockable corridor, which is common with a neighbouring flat and where you can for example park a pram. Through the original front door you can enter a living room with a kitchenette. The dominant feature in the living room is an **alcove with casement windows**, brightened by the morning sun. The kitchenette includes a **pantry**. From the room is an entrance to the **spacious bedroom**, as well eastward. Bathroom with a bathtub, mosaic sink and a space for a boiler and washing machine hidden behind the door. A part of a wall is made of **luxfers** which allows daylight from the second bedroom. The mentioned bedroom offers a **west-facing loggia** with views of the green courtyard and work and storage area.

The apartment underwent a reconstruction in 2012 including laying of a **new wooden floor** in the western bedroom. The hardwood floor is also in the balcony. The living room and the eastern bedroom have original **renovated parquet**. Casement windows and balcony doors have **brass handles**. Kitchen unit with induction hob, graphite sink and hood with a duct to a chimney. Boiler heating (Junkers), **lift** in the building.

Convenient location thanks to public transport within walking distance: **Veletržní Palác tram stop**, **Vitavská metro station**, and the **Praha-Bubny train station**. Parking on the street in the zone for residents of Prague 7. All services including several restaurants, cafes, groceries, pharmacy, kindergarten and elementary school as well as grammar school in the immediate vicinity. **Stromovka park** is only 500 m away.

Interior 89.69 m², loggia 4.93 m², cellar 1.1 m².



* 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.