



## Apartment Three-bedroom (4+1)

Sold

141 m<sup>2</sup>, Prague 7, Bubeneč, Ovenceká







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Total area	147 m <sup>2</sup>
Floor area*	141 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	28253

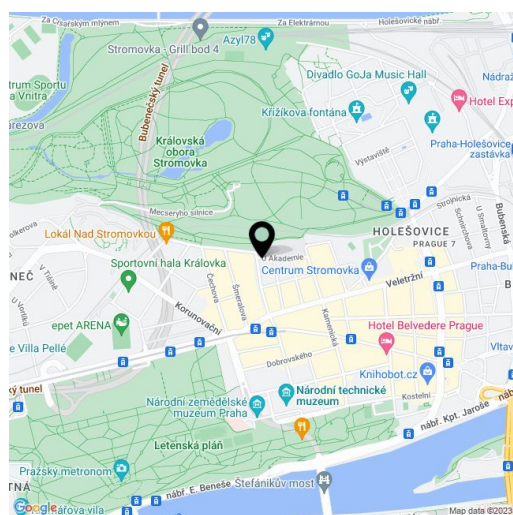
This spacious corner apartment with two balconies overlooking Stromovka Park is located on one of the most beautiful streets of Prague 7, which boasts classic residential buildings with front gardens and a sidewalk / cycling track lined by trees.

The 2nd floor apartment is housed in a building from 1911 that has undergone a complete renovation, including the **elevator**. The layout consists of a street-facing living room with west orientation, 3 bedrooms (1 with a balcony), a separate kitchen with dining area and balcony, an entrance hall, bathroom, separate toilet and a utility room with washing machine and gas boiler. It is possible to create a second bathroom in this space. The rooms are enlarged and illuminated by pretty **bay windows**. The interior is ready for sensitive renovation.

The apartment features high ceilings (3.2 m) and preserved original features including doors with brass handles and **decorative plasterwork on the ceilings** (e.g. rosettes). There are **new wood casement windows** (replicas of the originals). In the bathroom and the toilet, there is ventilation by air-conditioning and heating by a Viessman gas condensing boiler. The apartment also includes a **brick cellar (approx. 20 meters)**.

This area - with a most unique atmosphere - combines urban living with nature: directly in front of the building is the entrance to **Stromovka Park**, which includes playgrounds, lawns for picnics, ponds and streams. Furthermore, the building is just a short walk away from **Letna Orchards**, overlooking the city skyline. Nearby are all amenities including a post office, a supermarket, shops, pharmacies, and a variety of stylish cafes, bistros and restaurants. **Kindergarten, primary and secondary school, and grammar school** are also within walking distance. The city center and metro stations are 5 minutes by tram or 20 minutes by foot. In front of the building, there is a blue and orange zone making it easier for residents and visitors to park.

Interior 141.3 m<sup>2</sup>, balcony 2.9 m<sup>2</sup> + 2.9 m<sup>2</sup>, cellar 19.8 m<sup>2</sup>.



\* 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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