





Apartment building

885 m², Prague 6, Bubeneč

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Total gross floor area of the building	997 m ²
Total net leasable area of the building	885 m ²
Plot	1 009 m ²
Foot print	268 m ²
Parking	-
Balcony	12 m ²
Terrace	100 m ²
Cellar	-
PENB	G
Reference number	28314

This villa from the 1930s, completely reconstructed by DONLIĆ Architects, contains 5 units. The house includes a landscaped garden and 5 parking spaces on a paved surface. The prestigious address in the diplomatic quarter of Stromovka is easily accessible from the city center and the airport.

On the lower ground floor, there is a **3-bedroom apartment** (135 sqm) with a **40-meter southeast-facing terrace**. On the ground floor and 1st floor there is the largest, **3-bedroom duplex apartment** (180 m²) with a **60-meter large terrace, balcony and fireplace**. The 1st floor consists of a **3-bedroom apartment (100 sqm)** with balcony oriented to the southeast. On the 2nd floor, there is a **150 sqm 3-bedroom apartment** with beautiful view. All of these units have 2 bathrooms and a walk-in wardrobe or a utility room. There is a **loft conversion** in the attic with a generous living room and preparation for a kitchen unit, a bedroom with an impressive view, a bathroom and a utility room. The attic apartment is empty and ready to be completed according to the owner's wishes, the other units are occupied by long-term tenants.

There are wooden **casement windows**. In the attic, there are skylights from the Czech brand Solara. **The attic apartment has air-conditioning and underfloor heating**. In the living rooms, there is parquet flooring (in the attic apartment there is solid wood). Gas heating. The house has security doors, security equipment, camera system and satellite reception. In the garden, there is a paved area for parking, maintained lawn and tall trees.

The location in a traditional villa area with extensive gardens is away from the distracting noise of the urban traffic and at the same time is within easy reach of the center and all services. Within walking distance are **2 metro stations, line A** (Hradčanská and Dejvická) as well as tram and bus stops. There are many quality restaurants, cafes and gourmet food shops, as well as several kindergartens and elementary schools. A few steps from the house begins the extensive **Royal Enclosure**, also known as **Stromovka**.

Interior 773,12 m², terraces 100 m², built-up area 268 m², balconies 12 m², garden 741 m², plot 1009 m².