



Apartment Two-bedroom (3+1)

Sold

109 m², Praha 7, Bubeneč, Nad Královskou oborou





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| | |
|------------------|--------------------|
| Total area | 114 m ² |
| Floor area* | 109 m ² |
| Balcony | 5 m ² |
| Parking | - |
| Cellar | Yes |
| Service price | 5 000 CZK monthly |
| PENB | G |
| Reference number | 29508 |

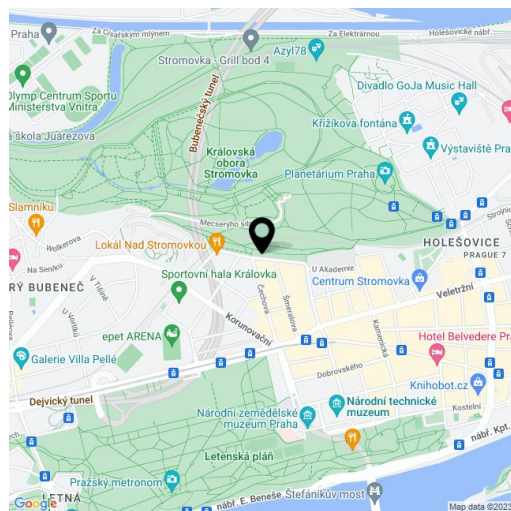
This spacious corner apartment with a balcony boasts lush green views of Stromovka Park and is housed in an apartment building on a quiet street in the popular district of Letna, right next to an entrance to Stromovka.

The layout of the apartment on the 4th floor features a living room, a kitchen with a dining room and a balcony, 2 bedrooms, an entrance hall and a bathroom (bathtub with a screen, sink, connection for washing machine, partially separated toilet). The apartment also includes a utility room on the floor in a lockable hallway and another storage space in the cellar unit.

Features include **casement windows, wooden floors**, refurbished doors, built-in wardrobes and a gas boiler with a Junkers boiler. The house is under reconstruction, windows are being changed, and a new lift is being prepared.

The location boasts **plenty of greenery, complete services and great transport accessibility**. The street is lined with trees, landscaped courtyards and gardens, a park right by the house. There is a tram stop close to the building from which you can reach Line A or C metro stations in 4 minutes, from which it then takes 5 minutes to get to the center. Car trips are more comfortable thanks to a nearby tunnel complex. A kindergarten, elementary school and a grammar school, are a few minutes' walk away, as is a post office, library, health center, pharmacy and an arthouse cinema. There are also many shops, cafes, bistros and restaurants.

Interior 109.3 m², balcony 4.6 m², utility room 1.9 m², shared corridor 4.6 m², cellar 3.6 m².



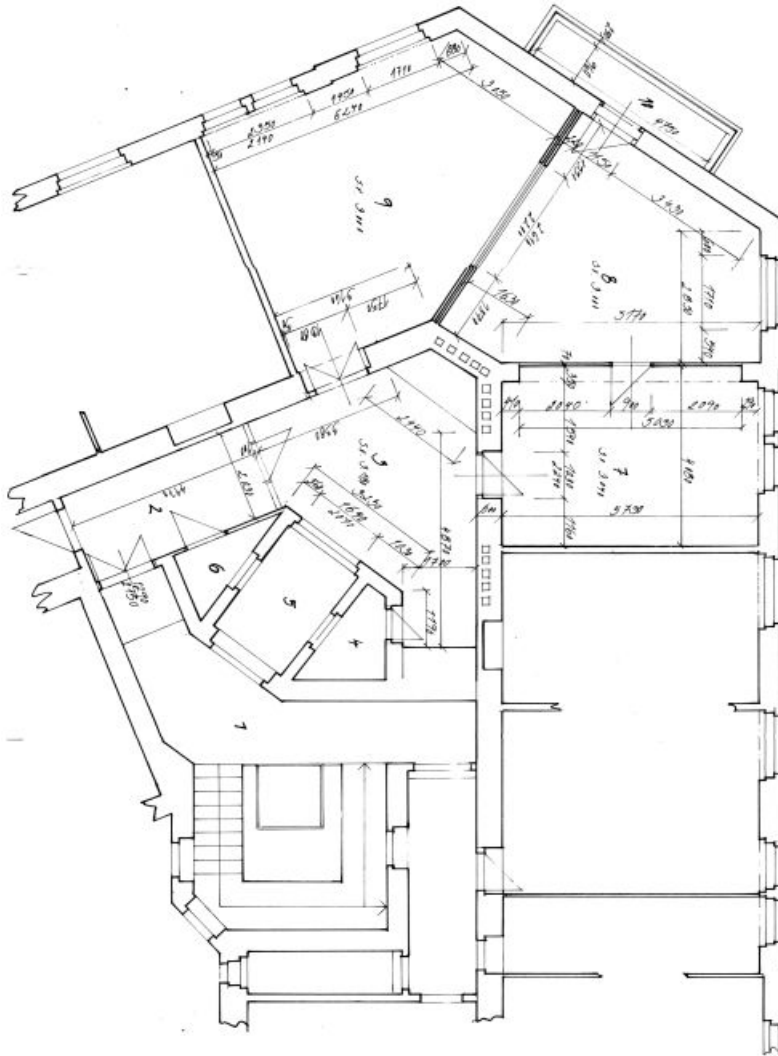
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTÍ

| Č. | typ místnosti | rozloha m ² | podlaha | vhodnost pro bydlení |
|----|---------------|------------------------|---------|----------------------|
| 1 | obývací | 210 | 1. c. | + |
| 2 | obývací | 224 | 1. c. | + |
| 3 | kuchyň | 4,8 | + | + |
| 4 | spalna | 8,8 | 1. c. | + |
| 5 | spalna | 8,8 | 1. c. | + |
| 6 | WC | 2,3 | 1. c. | + |
| 7 | WC | 2,3 | 1. c. | + |
| 8 | WC | 2,3 | 1. c. | + |
| 9 | WC | 2,3 | 1. c. | + |
| 10 | WC | 2,3 | 1. c. | + |