



## Apartment Two-bedroom (3+kk)

Sold

89 m<sup>2</sup>, Prague 7, Holešovice, Janovského





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Total area	89 m <sup>2</sup>
Parking	Possibility to rent the garage parking place
Garage	Yes
Cellar	-
Service price	1 777 CZK monthly
PENB	E
Reference number	30138

This bright apartment is situated on the 6th top floor of an apartment building with an elevator. The house stands near Stromovka in a location that has been called Little Berlin since pre-war times. The location's advantage is its excellent transport connection to the center and wide range of services.

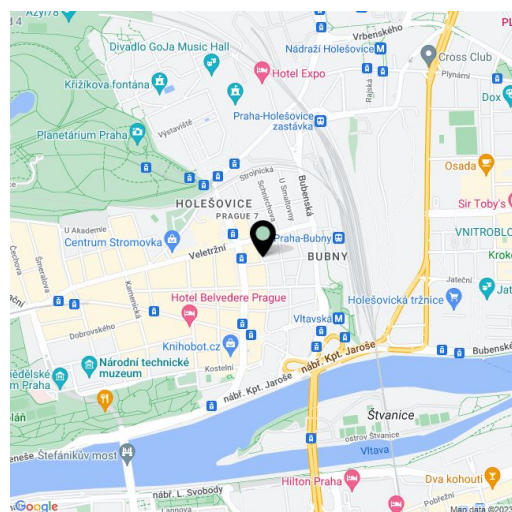
The layout consists of a large living room with a French window and a kitchen, 1 east-facing and 1 west-facing bedroom, a bathroom (with a massage bathtub, a shower, a toilet, and a preparation for a washing machine), a guest toilet, a closet, and a foyer.

The facilities include wooden windows and skylights wooden window, window lights, laminate flooring, a complete kitchen, and a Junkers gas boiler. The building has been completely renovated: the facade has been repaired and new risers and an elevator (to the 5th floor) were installed. The interior areas are nicely decorated. Parking is available in front of the house in a zone for residents. It is also **possible to rent a garage parking space** a 5-minute walk from the building. A cellar can be used upon agreement.

The Vltavská metro station and a tram stop or the Strossmayerovo náměstí tram stop are **about 250 meters away**. All services are within walking distance: an elementary school is a few steps from the building and a kindergarten is just a short walk away. **Year-round farmers markets** are held on nearby Řezáčovo Square. Nearby, there is a supermarket and many small shops, restaurants, and cafes, as well as a health center and several pharmacies. The neighborhood offers plenty of cultural activities, there is a theater, the Bio Oko art house cinema, or the **National Gallery**. **Stromovka Park** is the ideal place to escape the hustle and bustle of the city.

The apartment is in cooperative ownership with zero annuity. The cooperative has a **profit share** from the non-residential space on the ground floor of the building.

Interior 88.86 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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