



## Apartment Two-bedroom (3+kk)

**Sold**

69 m², Prague 6, Bubeneč, Rooseveltova





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Total area	69 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 440 CZK monthly
PENB	G
Reference number	30449

This completely renovated apartment with a beautiful view is located on the 3rd floor of a building from the 1920s designed by the architect Rudolf Hrabě. The popular district of Bubeneč boasts an abundance of landscaped greenery, architecture, and full urban amenities. Easy access to the center and close to the largest park in Prague - Stromovka.

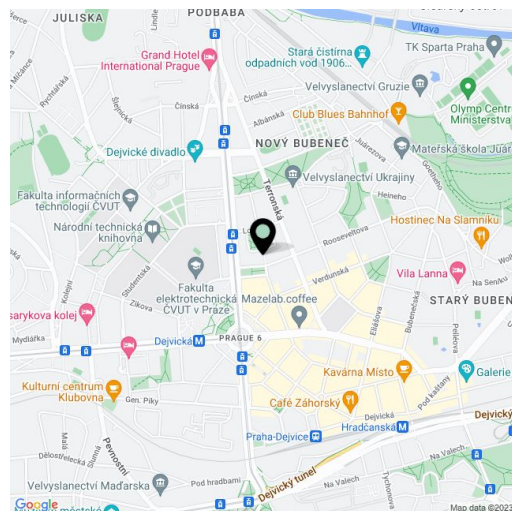
The layout consists of a living room with a kitchen and a dining room, a bedroom, a study, a foyer, and a bathroom with a window (shower, sink, toilet, preparation for a washing machine and dryer, storage space). **The windows in the living room and the bedroom face the park.**

The apartment was completely renovated in 2015, the building has been completely reconstructed. The apartment features **wooden floors** and large-format ceramic tiles in the bathroom and foyer. There are **new casement windows** with blinds, doors with concealed hinges, high-level security entrance doors, and a Jablotron security system. The kitchen has built-in Bosch appliances. **The purchase price includes all of the equipment shown in the photos.** The unit comes with a **cellar**. There is a **new elevator** in the building.

Bubeneč, one of the most sought-after Prague districts, offers a full spectrum of urban amenities: cafes, restaurants, a theater, shops, and schools (including an international kindergarten and the **Riverside School Prague**). The **Dejvická metro station (line A)**, as well as tram and bus stops, are within walking distance. The place is easily accessible from the airport. A popular **famers' market** is held on nearby Vítězné náměstí square. Stromovka park is a short walk away, and there are several bike paths in the neighborhood.

The apartment is rented until August 2019.

Floor area 69.4 m<sup>2</sup>, cellar units 8.9 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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