



## Apartment Two-bedroom (3+kk)

Sold

96 m<sup>2</sup>, Prague 7, Bubeneč, Sládkova





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|                  |                   |
|------------------|-------------------|
| Total area       | 97 m <sup>2</sup> |
| Floor area*      | 96 m <sup>2</sup> |
| Balcony          | 1 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| Service price    | 2 755 CZK monthly |
| PENB             | G                 |
| Reference number | 31125             |

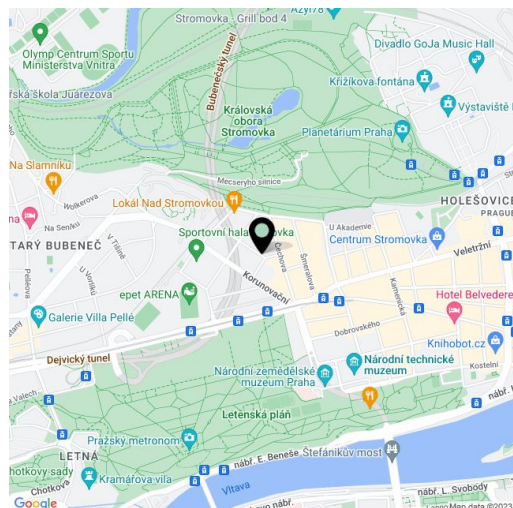
This bright southeast-facing apartment's interior was designed by the I.D.Arch studio. It is located on the 2nd floor of a renovated apartment building with an elevator. The house stands on a side street on the border of Bubeneč and Letná, close to Stromovka Park.

The interior consists of a **50-meter living space** with an open plan kitchen, a dining room and a balcony, 2 bedrooms, a bathroom (with a shower), a guest toilet, a foyer, a corridor, and a storeroom.

It was completely renovated in 2016 under the supervision of the recognized architect **Ivana Dombková**. The facilities include **oak parquet floors**, tile floors, replicas of original **casement windows**, a kitchen with an island (induction hob), a security entrance door, and plenty of intelligently designed storage spaces. The apartment comes with a **cellar**. The purchase price also includes the furniture shown in the photos.

The traditional residential location has a full spectrum of urban amenities. In the immediate vicinity of the building there is a kindergarten and elementary school, a high school is within walking distance. **Trendy bistros, bakeries, cafes, farmers' shops, a supermarket, pharmacies, a post office or banks, as well as an art cinema** are all nearby. The **Letenské náměstí** tram stop with quick links to the city center and to the metro is a 5-minute walk away. Its proximity to the large **Stromovka** and **Letenské Sady Garden** landscaped parks make it a pleasant place to live.

Interior 95.74 m<sup>2</sup>, balcony 1.33 m<sup>2</sup>, cellar 9.3 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.