



## Apartment Two-bedroom (3+kk)

Sold

84 m<sup>2</sup>, Praha 6, Bubeneč, Lotyšská





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Total area	84 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 092 CZK monthly
PENB	E
Reference number	31403

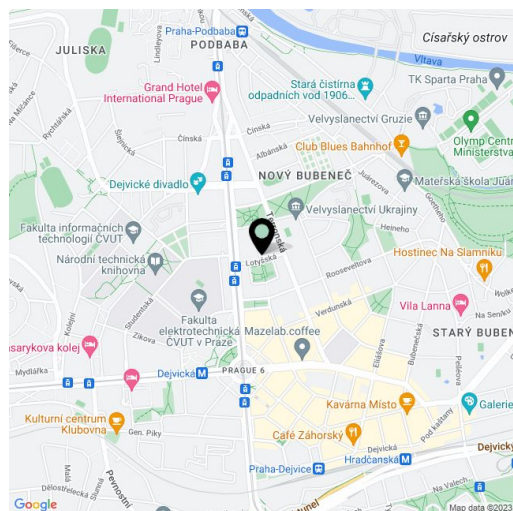
This bright attic apartment overlooking the surrounding greenery is situated on the 4th floor of an apartment building located right next to a landscaped park. A sought-after residential neighborhood on the border of Dejvice and Bubeneč with plenty of greenery, complete infrastructure, and within easy reach of the city center and the airport.

The south-facing living room is connected to the kitchen and the dining area by a sliding door. There is also a bedroom with a window overlooking a green courtyard, a bathroom (with a corner bath, a toilet, a sink, a heating ladder, and a preparation for a washing machine), a guest toilet, a corridor, and a foyer.

The facilities include high quality Velux wooden skylights and classic wooden windows with insulated glass, built-in wardrobes, and a kitchen with Gorenje appliances (gas stove). Heating is by Vaillant gas boiler. The apartment was built in 2003; in 2008 the roof was completely repaired, an elevator (to the mezzanine) was installed, and the windows and distribution systems were replaced. The building's common areas are very well maintained and landscaped.

Nearby, there are shops, restaurants, cafes, a pharmacy, and playgrounds. It is a 5-minute walk to the kindergarten and elementary school. The famous Dejvické divadlo theater is close-by. The tram stop is 50 meters from the house; the Dejvická metro station (line A) is within walking distance. The Podbaba train station with frequent and quick links to the Nádraží Holešovice metro station (line B) is two tram stops away. There are several parks in the area, including Stromovka Park, which can be reached by a pleasant walk.

Interior 84 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.