



## Apartment Two-bedroom (3+kk)

Sold

82 m<sup>2</sup>, Praha 7, Bubeneč, U Studánky





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Total area	87 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 100 CZK monthly
PENB	B
Reference number	31804

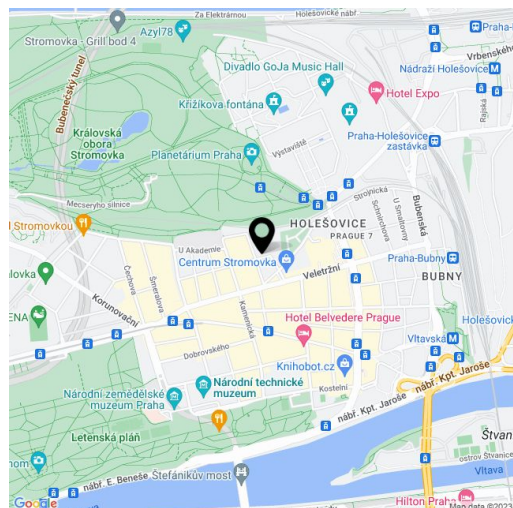
This newly built air-conditioned attic apartment with a terrace overlooking the courtyard is located on the 4th floor of a nicely renovated brick building with an elevator. The attractive location of Letná just a few steps from Stromovka Park provides complete civic services and quick access to the city center.

Its practical layout consists of living room with a kitchen and access to the terrace, 2 bedrooms separated from the common areas by a corridor, a bathroom, a guest toilet, a foyer, and a closet with a preparation for a washing machine and a dryer.

Facilities include **wooden floors, wooden windows** (skylights and French), air conditioning units in all rooms, plasterboard ceilings, doors with concealed hinges, and complete sanitary facilities. The apartment comes with a **cellar**.

The building stands on a side one-way street close to a kindergarten and elementary school, the AFA, a Sokol, a cafe, or a grocery store. Nearby, there are full civic amenities (supermarket, pharmacy, post office, shops, a restaurant, or a high school). The **Stromovka** and **Letenské Sady** gardens are close-by. The transport connections are provided by trams, the ride to the Vltavska (line C) and Hradčanská (line A) metro stations takes 4 minutes, the tram ride to the center takes less than 10 minutes.

Interior 82.2 m<sup>2</sup>, terrace 5 m<sup>2</sup>, cellar 3.9 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.

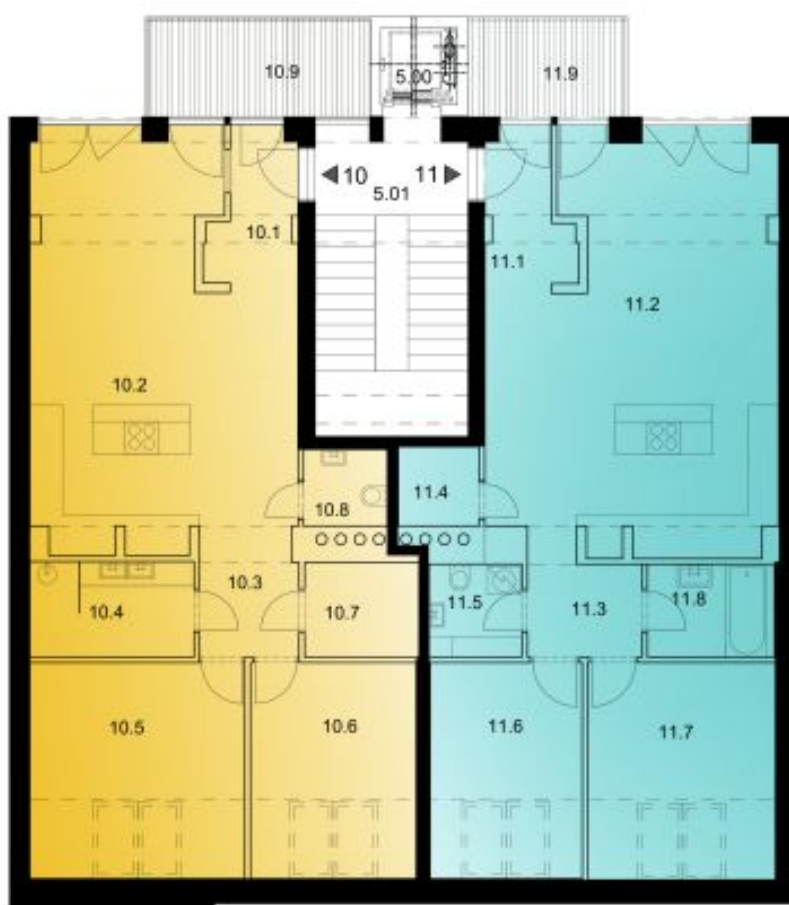


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	BYT 11	82,3 m <sup>2</sup>
	11 - terasa	5 m <sup>2</sup>





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TABULKA MÍSTNOSTI SMP			
Číslo místnosti	Název	Plocha [m <sup>2</sup> ]	Podl.
300	výťah	2,2	
301	schodište a záchod	5,29	
<b>BYT #1</b>			<b>54,8</b>
10.1	obývací	4,48	
10.2	kuchyní s jídelnou	11,79	
10.3	spalova	4,58	
10.4	spalova	5,54	
10.5	ložnice	7,82	
10.6	ložnice	12,22	
10.7	terasa	4,48	
10.8	WC	2,74	
10.9	terasa	11,1	
10.10		84,3	+12,1

