



## Apartment Two-bedroom (3+kk)

**Sold**

70 m², Prague 7, Bubeneč, U Studánky





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Total area	70 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	33695

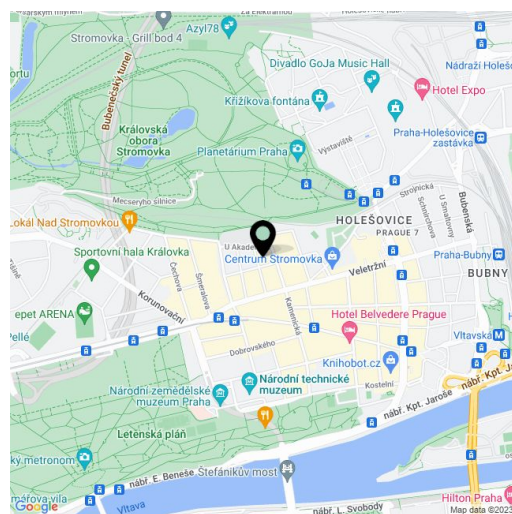
This efficiently designed 2-bedroom apartment is located on the 3rd floor of a newly renovated corner apartment building from the 1920s, located in a popular area of Letna near Stromovka Park, the Letenské Sady Garden, and within easy reach of the city center.

The interior consists of a living room with an open plan kitchen and **French windows** facing a **quiet courtyard**, 2 bedrooms (20 sq. m. and 16 sq. m.), a bathroom (with a bathtub and toilet), and a hallway.

Facilities include **oak hardwood floors**, wooden interior doors, security entry doors, triple-glazed insulated **wooden windows** with steel fittings, large-format ceramic tiles and a **wooden wall** in the bathroom, Jika and HansGrohe sanitary ware, and electric heating. The unit comes with a **cellar**. The building has been completely renovated, preserving its historic atmosphere. Modern hydraulic elevator.

The sought-after district **on the border of Prague 6 and 7** is set between two large parks—Stromovka and Letenské Sady—with all civic amenities and perfect connections to the city center thanks to the nearby tram stop and metro stations (5 minutes by tram to the Vltavská metro station (line C), 4 minutes to the Hradčanská metro station (line A)). Kindergartens and elementary schools, as well as a high school, an **art house cinema**, the National Gallery, Exhibition Center, a sports complex, a squash hall, a fitness center, many cafes, bakeries, farmers' shops, bistros, and restaurants can be found in the neighborhood. A large shopping center is also nearby.

Interior 69.69 m<sup>2</sup>, cellar 4.3 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.





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BYT 11		3+kk	
11.1	PŘEDSÍŇ	4,65	
11.2	KOUPELNA	5,9	
11.3	LOŽNICE	16,7	
11.4	LOŽNICE	20,45	
11.5	OBÝVACÍ POKOJ + K.K.	22,26	
	CELKEM	70.0	