



## Apartment Three-bedroom (4+1)

Sold

119 m<sup>2</sup>, Praha 7, Holešovice, Kostelní





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Total area	122 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	F
Reference number	34183

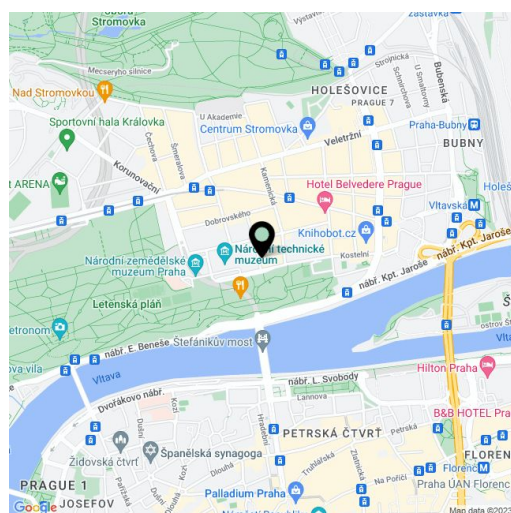
This classic apartment with preserved original architectural features, a glazed loggia, and unique views of the city and a park is located on the 4th floor of a corner apartment building with an elevator.

The layout consists of 3 bedrooms (facing Letna Park), a separate kitchen, a dining room, a bathroom, a toilet, and a large entrance hall with access to the **courtyard-facing loggia**, and a spacious dressing room.

Facilities include original interior doors and **casement windows** (including handles), **parquet floors**, and a complete kitchen. The unit comes with a **cellar**. The homeowners' association receives an income from renting the antenna to a renter who provides residents with **free and fast Internet**. It is possible to rent an outdoor guarded parking space 100 m from the building; there is also street parking in a zone for residents.

Several kindergartens and elementary schools, a high school, and complete amenities are within walking distance. The neighborhood is full of cafes, bistros, and shops, and there is a supermarket, a post office, and a health center as well. The location has **very fast tram connections to the city center**. The Hradčanská (line A), Náměstí Republiky (line B), and the Vltavská (line C) metro stations are a few minutes by tram. The large **Letenské Sady Garden** is right next to the building. The **city center** or **Stromovka Park** are within walking distance.

Interior 119 m<sup>2</sup>, balcony 3.1 m<sup>2</sup>, cellar 12.4 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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