



## Apartment Three-bedroom (4+1)

Sold

132 m<sup>2</sup>, Prague 7, Letná, Nad Štolou





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Total area	132 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	6 800 CZK monthly
PENB	E
Reference number	37317

This perfectly renovated classic apartment from the early 20th century with large rooms, high ceilings, and a practical layout is located on the elevated ground floor of a brick apartment building in a popular part of Prague 7 Letná with its distinctive atmosphere, great public amenities, cultural and sports activities, and short 5-minute commute to the center by tram.

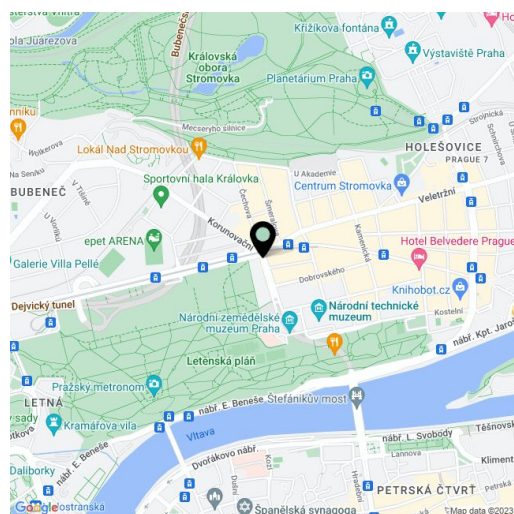
The 130-meter area of this corner apartment is divided into 4 rooms, a separate kitchen, one bathroom with a bathtub and a second bathroom with a shower and sauna, a toilet, a closet, a cloakroom, and a spacious entrance hall.

The interior has been **completely reconstructed**, tiles and floating floors or the kitchen's built-in appliances are also new. Heating is central heating from a central gas boiler room. The unit has **2 cellars**. You can park directly in front of the building in the zone for residents.

The building is in the immediate vicinity of a kindergarten and high school, a primary school is within easy walking distance as well as a supermarket, post office, several cafes and restaurants, and many shops including those specializing in organic food. You can easily walk to **large Letenské sady Park**, where you will find playgrounds, tracks for inline skating, areas for sports and relaxation, and cultural and sporting events take place there, such as the summer Letní Letná festival. In winter, you can skate on a public ice rink. The center is about five minutes away by tram, and it takes about the same time to get to the Hradčanská, Malostranská or Vltavská metro stations.

Interior 131.07, cellar 5.06 m<sup>2</sup> and 5.4 m<sup>2</sup>.

In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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