



## Apartment Six-bedroom (7+1)

€ 954 854 | CZK 23 900 000

239.02 m<sup>2</sup>, Prague 7, Bubeneč, Havanská





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Total area	239 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	39355

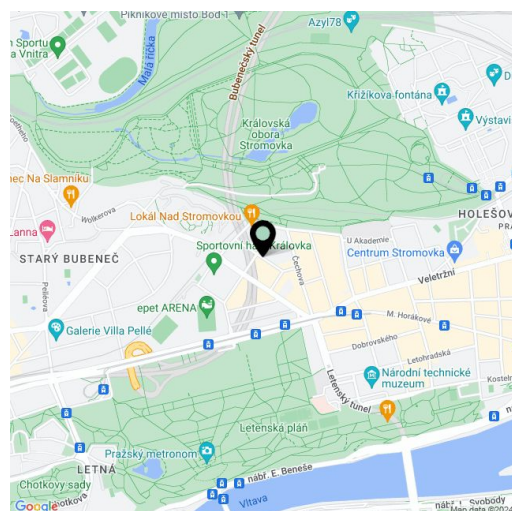
**This large, atypical duplex apartment with 6 rooms, 2 bathrooms, and a hobby room is part of a classic brick building in the popular location of Letná, right next to Stromovka Park. The apartment was used as an office.**

On the ground floor is a hall with direct access from the street, 6 rooms, a separate kitchen, 2 bathrooms (with showers and double sinks), a utility room, two toilets, and a large entrance hall accessible from the common space of the building. A **spacious room** with a **vaulted ceiling** is located in the basement, accessible via a spiral staircase in the hall.

The apartment was partially renovated in 2016. The equipment includes a kitchen with built-in appliances (including an **induction hob**, dishwasher, microwave oven), vinyl floors, tiles, carpets, large **wooden windows** with vertical textile blinds, Vodafone cable connection (TV, Internet), and a **security system**. Heating by a gas boiler, water is heated by a boiler in the bathroom. The building is being revitalized since 2012 - so far the repair of the courtyard facade was done including the replacement of windows, reconstruction of risers and lightning rod, a **new elevator**, and remotely readable water meters for cold water were installed. The repair of the facade facing the street is planned for Q3/2024.

The space is located on a quiet one-way street a few steps from the entrance to **Stromovka Park** and a short distance from **Letenské Sady Park**. There is a kindergarten and primary school, several cafes and bistros, a grocery store, or a sports hall in the immediate vicinity. A tram stop, a post office, or a supermarket are about a 6-minute walk away, and other amenities are within walking distance. The center is quickly accessible by tram or scooter, and a tunnel complex makes traveling my car quick and easy.

Floor area 239.02 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.

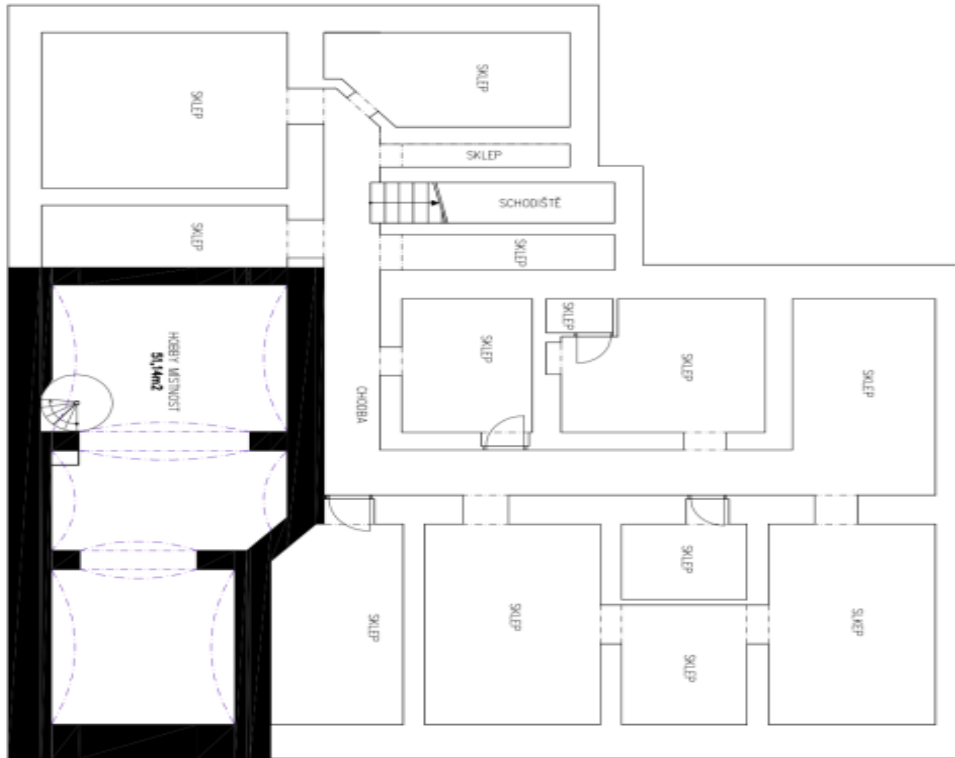


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1. PODZEMNÍ PODLAŽÍ - 51,14m<sup>2</sup>



1. NADZEMNÍ PODLAŽÍ - 187,88m<sup>2</sup>

