



## Apartment Studio (1+kk)

25.64 m<sup>2</sup>, Prague 6, Bubeneč, Ve Struhách

Sold





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Total area	37 m <sup>2</sup>
Floor area*	26 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	44 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	40121

This completely renovated semi-residential unit with a glazed terrace and a large front garden was created in cooperation with the renowned SAD architectural studio on the lower ground floor of a renovated Functionalist building from the 1930s, which has fully preserved its original character. You will find it in a quiet residential area near the Lázár Cárdenas and Stromovka parks, a neighborhood with good access to the city center.

The layout of the unit consists of an entrance hall with **space for built-in wardrobes** and a main living room with a kitchen and access to the **glazed terrace (10 sq. m.)**. Half of the front garden, which is accessed from the glazed terrace, belongs to the unit.

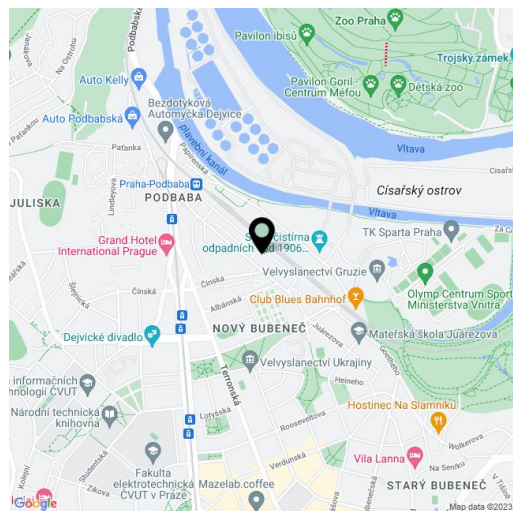
Features include **hardwood oak floors**, a fully equipped kitchen, Nordlux lighting, and electric heating.

Parking in the zone for residents in front of the building; it is also possible to rent a space in a nearby garage.

The building is located in a popular part of Prague 6 - Bubeneč, a few minutes' walk from the **Stromovka Royal Game Reserve**, the **park below the Baba Monument**, and **public transport stops** with quick links to the Dejvická metro station.

Interior 25.5 m<sup>2</sup>, glazed terrace 10.86 m<sup>2</sup>, garden 44 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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