



## Apartment One-bedroom (2+kk)

Sold

66 m<sup>2</sup>, Prague 10, Strašnice, Na hroudě





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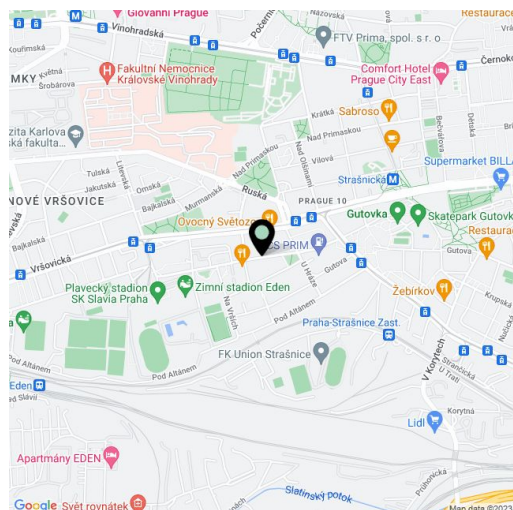
Total area	71 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 148 CZK monthly
PENB	G
Reference number	40201

**This 1-bedroom apartment with a balcony and the possibility of converting it to a 2-bedroom unit is situated in a quiet residential part of Prague 10 Strašnice near Kubánské Náměstí Square, Gutovka Park, or the Slavia swimming and sports complex.**

The layout of this ground floor apartment offers an entrance hall with **plenty of space for built-in wardrobes, a dressing room**, a large bathroom with a toilet and a bathtub, a north-facing bedroom overlooking the street, and a large **south-facing living room** connected to the kitchen, dining room, and entrance to the balcony. This room was previously divided by a partition into two and thus offers the **possibility to create a three-room apartment**. The building is in a nice, well-maintained condition.

**The perfectly accessible district** is within walking distance from the Strašnická metro station (line A) and a **5-minute walk from a tram stop** with frequent and fast connections to the city center. You can walk to a kindergarten, elementary, and high school; across the street is a famous bakery, as well as a pharmacy, restaurant, pastry shop, or cafe. There are **many sports facilities** in the area - football, winter, athletics, swimming stadiums, and Gutovka Park with a rope center, skate park, climbing wall, mini-golf, exercise equipment, and playgrounds. The neighborhood is very attractive thanks to the planned unique **promenade** established on the site of a former railway line. This trail for pedestrians, cyclists, and skaters will comfortably connect Strašnice with Vršovice.

Floor area 65.9 m<sup>2</sup>, balcony 5.4 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.