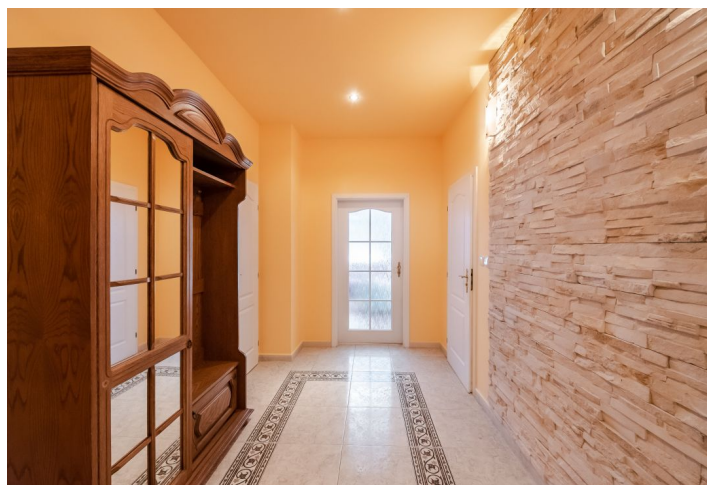




## Apartment One-bedroom (2+kk)

€ 320 337 | CZK 7 600 000

65.9 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>
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 bath, a north-facing bedroom facing the street, and a large **southern 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 was completely renovated about 15 years ago and is now 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.

Interior 65.9 m<sup>2</sup>, balcony 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.

