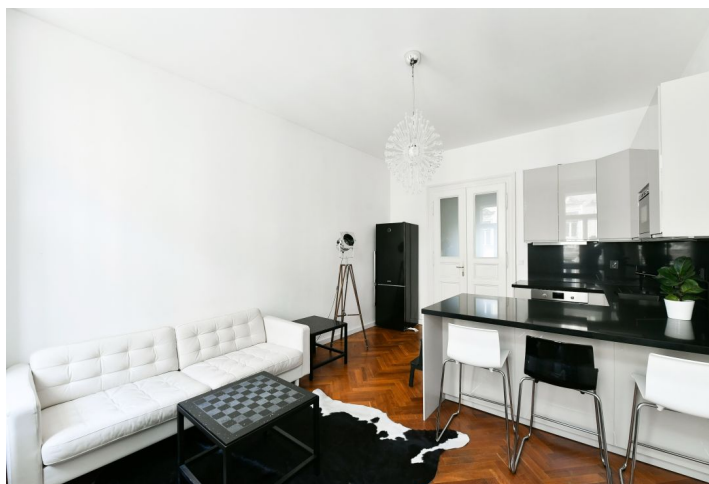




## Apartment Two-bedroom (3+kk)

Sold

74 m<sup>2</sup>, Praha 7, Holešovice, Kamenická





## Apartment Two-bedroom (3+kk)

**Sold**74 m<sup>2</sup>, Praha 7, Holešovice, Kamenická

Total area	74 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	42561

This classic apartment, which has been completely reconstructed, is situated on the 2nd floor of a brick apartment building with a new elevator. A popular place on Letná, just a few steps from Letenské Sady Garden and near Stromovka Park, within walking distance of all services and a few minutes by public transport from the city center.

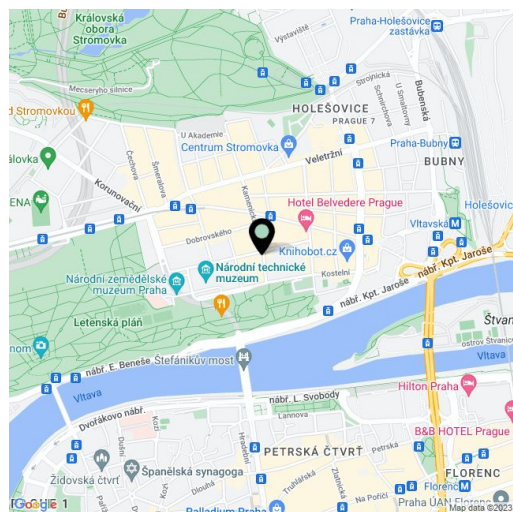
The layout consists of a living room with a kitchen, 2 bedrooms, a bathroom (with windows, a bathtub, 2 sinks, a toilet) and a spacious central entrance hall. The living room and 1 bedroom face a one-way side street, and the second bedroom and bathroom face a quiet green courtyard.

The building and apartment were completely renovated in 2016. Facilities include original refurbished or new **wooden parquet floors**, refurbished **casement windows**, and wooden double or single doors with linings and brass fittings, refurbished entrance doors, and a **videophone**. Heating is provided by the building's central gas boiler. The purchase price includes a **cellar storage unit**.

With its **authentic atmosphere**, Letná stands out for its high number of culinary establishments and local shops; the new Stromovka shopping center has expanded the range of services. A few steps from the building is a tram stop with quick connections to the city center and to metro stations (lines A and C). The neighborhood is surrounded on one side by the extensive **Letenské Sady Park**, and on the other side by the beautifully landscaped **Stromovka Forest Park** with water features.

Floor area 74.5 m<sup>2</sup>, basement 6.6 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.



## Apartment Two-bedroom (3+kk)

74 m<sup>2</sup>, Praha 7, Holešovice, Kamenická

Sold

