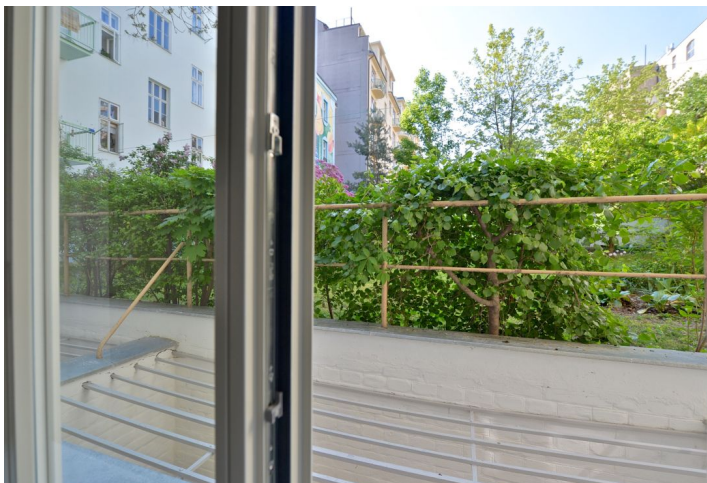


Apartment Two-bedroom (3+kk)

Sold

88 m², Prague 7, Bubeneč, Ovenceká

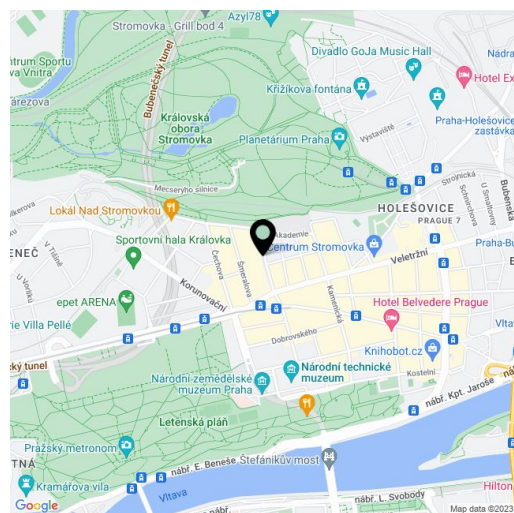


Apartment Two-bedroom (3+kk)

Sold

88 m², Prague 7, Bubeneč, Ovenceká

Total area	88 m ²
Parking	1 500 000 CZK
Garage	Yes
Cellar	-
Service price	4 950 CZK monthly
PENB	D
Reference number	100769



* 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.

This quiet apartment is located in the courtyard of a house from 1923 on one of the nicest streets in Prague 7, Letná, just a few steps from the Royal Nature Reserve.

The area of the apartment on the raised ground floor is divided into a living room connected to the kitchen, a master bedroom with an en-suite bathroom and a **dressing room**, a second bedroom, a bathroom and an entrance hall. Both bathrooms have a shower and a toilet.

The project was created in 2015 through the reconstruction of a **house from 1923** by the **prominent architect Alois Krofta**. The windows are wooden; the floors are vinyl in wood decor; the kitchen is fully equipped with built-in appliances, including a dishwasher. The well-maintained house boasts **representative common areas**, the entrance to the building is by **chip**, and the apartment has a videophone. The unit includes a spacious **cellar and garage space** in an automatic car lift for additional purchase.

The residence is located in a one-way street **lined with trees** and landscaped **front gardens**, thanks to which the houses create a pleasant private space. Cafes, restaurants and bistros operate in the immediate vicinity; there is a supermarket and many small shops, and all other necessary services are within easy reach. The way to the city center takes about 5 minutes from the nearby tram stop; the Hradčanská or Vltavská metro stations are also nearby. A rich cultural life characterizes the locality; **the Bio Oko art cinema** and the **National Gallery** are within walking distance from the house, and the neighborhood is also made more pleasant by the proximity of **Letenské sady and Stromovka parks**.

Floor area 88.1 m², cellar 5.76 m².

The apartment is currently rented at market rent until 10/2024.

Apartment Two-bedroom (3+kk)

Sold

88 m², Prague 7, Bubeneč, Ovenceká

