

## Apartment Studio (1+kk)

Sold

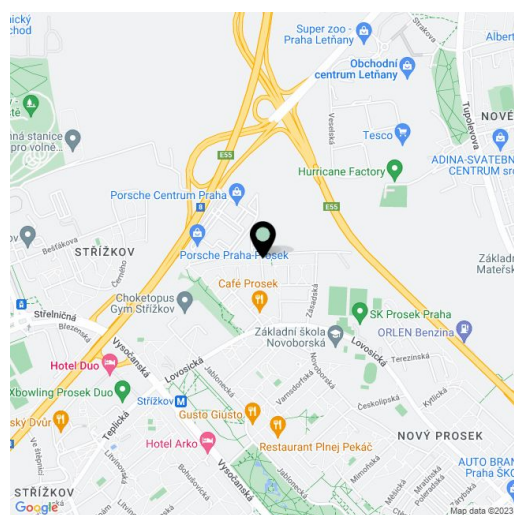
26.6 m<sup>2</sup>, Prague 9, Střížkov, Zakšínská



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Total area	30 m <sup>2</sup>
Floor area*	27 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
PENB	C
Reference number	102254



\* 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 fully furnished studio apartment with a balcony is located on the 4th floor of a modern apartment complex with an elevator on the border of Střížkov and Letňany, in a pleasant location with convenient connections to the center of Prague. It is a cooperative apartment with the possibility of transfer to personal ownership.

The layout of the apartment is designed as a main living room with an area for sleeping and resting and a kitchen. There is also a bathroom with a toilet and an entrance hall. A loggia is accessible from the living area with views of the quiet courtyard.

Facilities include plastic windows and balcony doors with micro-ventilation, robust all-round fittings and four-position opening, floating floors, and RAKO ceramic tiles and tiles in the bathroom. Heating is provided by a central system from the building's boiler room. The purchase price includes all of the equipment and furniture shown.

The neighborhood offers easy access to the Letňany shopping center, Přátelství Park, and sports facilities such as a winter stadium or a water park. A bike path that passes by the apartment building leads all the way to the Vltava River. Nearby green areas, such as the Ďáblický Grove and the Letňany forest park, contribute to the pleasant atmosphere of the surroundings and provide opportunities for rest and relaxation.

Floor area 26.6 m<sup>2</sup>, loggia approx. 3.2 m<sup>2</sup>, closet approx. 4.5 m<sup>2</sup>.

Cooperative ownership, unpaid annuity for the apartment as of June 15th, 2023, is CZK 962,848. The monthly payment is CZK 9,513, with the possibility of immediate transfer to private ownership.