

## Apartment Two-bedroom (3+kk)

€ 515 794 | CZK 12 900 000

72.4 m<sup>2</sup>, Prague 10, Strašnice



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Total area	80 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	1 parking space on the property
Cellar	Yes
PENB	G
Reference number	106832

\* 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 bright apartment with a balcony and parking is part of a small apartment building located in the traditional residential district of Prague 10 - Strašnice with a complete infrastructure and plenty of greenery.**

The layout of the 2nd floor apartment consists of an entrance hall, a living room with a preparation for a kitchen, a **loggia**, which is also accessible from the smaller bedroom next door, a larger bedroom facing a quiet courtyard, and a bathroom (shower, sink, toilet, washing machine connection).

**The building and apartment are currently being renovated.** Facilities include plastic windows with triple glazing, oiled oak floors, fire-resistant security entrance doors with noise insulation, interior doors, sink and toilet, cast marble bathtub of the same brand, and large-format floor and wall tiles. Heating throughout the apartment will be provided by a **condensing gas boiler**. **The apartment comes with a cellar**, and residents will have access to a **shared garden**. The brick building from the 1920s/1930s with 12 residential units has **no elevator**. **The apartment includes 1 parking space on the property.**

A convenient location on a side street near the Solidarita tram stop, about a 15-minute walk from the Strašnická metro station. There are restaurants, a post office, shops, and medical services in the area, and the district is made even more pleasant by the many green spaces in the gardens and landscaped parks.

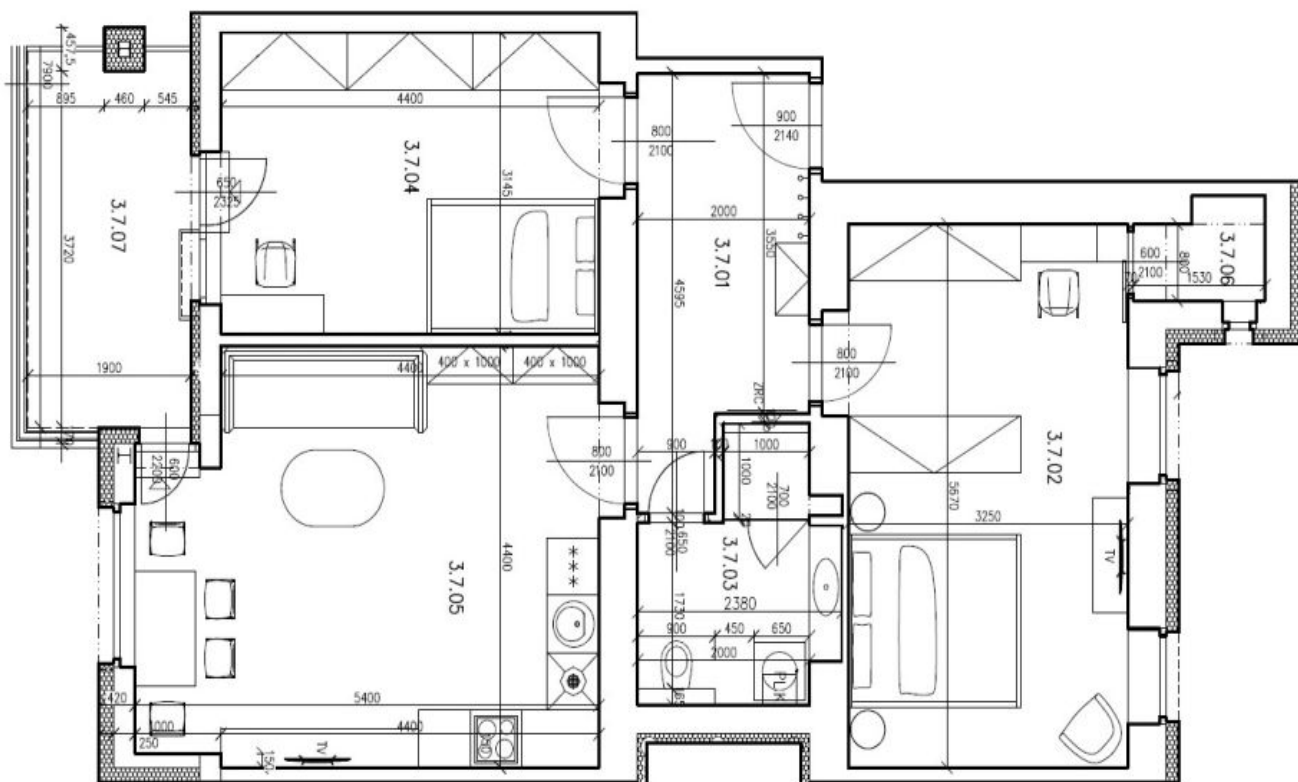
Floor area 72.4 m<sup>2</sup>, loggia 7.4 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.

**Completion expected in April 2025.** Visualizations are for informational purposes only.

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Tabuľka miestnosti 3NP - BYT 887/7

Číslo	Název	Plocha [m <sup>2</sup> ]	Výška [m]
3.7.01	PREDSŤN	8,0	2,70
3.7.02	LOŽNICE	18,4	2,70
3.7.03	KOUPELNA + WC	5,5	2,70
3.7.04	LOŽNICE	13,8	2,70
3.7.05	OBÝVAJACÍ POKOJ + KK	22,3	2,70
3.7.06	KOMORA	1,2	2,70
3.7.07	LODŽIE	7,4	

Celková plocha [m<sup>2</sup>]: 69,2 + 7,4 lodžie