

## Apartment Two-bedroom (3+kk)

€ 961 346 | CZK 24 000 000

107.5 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova



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Total area	111 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	107611

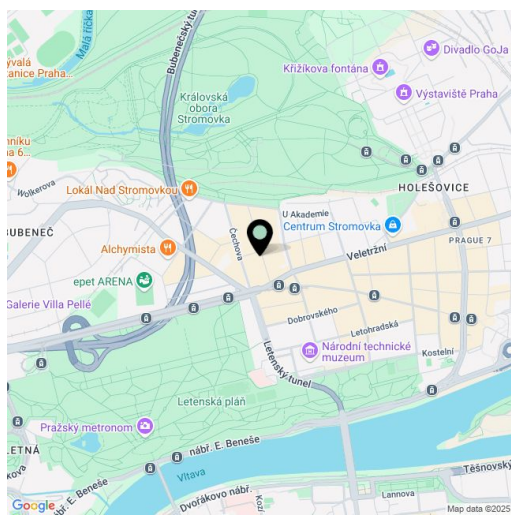
This spacious, over 100 m<sup>2</sup> air-conditioned apartment with a balcony is located on the 4th floor of a fully renovated historical residential building with a front garden on one of the most beautiful streets in Letná, in close proximity to Stromovka Park, just a few minutes from the city center.

The apartment's layout includes a sunny living room with an open plan kitchen and a dining area, a master bedroom with a balcony and en-suite bathroom (also accessible from the hallway), a second bedroom, a separate toilet, and a spacious entrance hall. Both bedrooms and the balcony face a quiet inner courtyard, while the living room overlooks a tree-lined street.

The apartment was renovated in 2017. It features new wooden floors, replica casement windows, and paneled interior doors that mimic the originals, along with security entrance doors (class 3). The interior boasts high-quality materials and custom-made furniture, including a fully equipped kitchen. Premium amenities include air-conditioning, tiles with underfloor heating in the bathroom, and designer radiators in the rooms. The originally Art Nouveau building, dating back to 1907, was reconstructed in the 1930s, adding two extra floors and modifying the façade. The fully renovated building now offers elegant common areas and an elevator serving all floors.

The beautifully maintained street is very quiet, with minimal traffic. This highly sought-after location in Prague 7 – Bubeneč lies adjacent to the Royal Game Reserve, Stromovka Park, and close to the Letná Gardens. The vibrant neighborhood offers top-tier amenities, including a kindergarden, an elementary school, a high school, several playgrounds, and the National Technical and Agricultural Museums. Excellent transport connections ensure a quick commute to the city center, with trams from nearby Letenské Square reaching the Hradčanská and Vltavská metro stations within five minutes.

Floor area 107.5 m<sup>2</sup>, balcony 3.7 m<sup>2</sup>.



\* 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.

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Šmeralova

Byt 3+kk

1	Chodba	12,2 m <sup>2</sup>
2	Obývací pokoj + KK	39,4 m <sup>2</sup>
3	WC	2,0 m <sup>2</sup>
4	Koupelna	9,8 m <sup>2</sup>
5	Pokoj	19,5 m <sup>2</sup>
6	Ložnice	16,7 m <sup>2</sup>
7	Balkon	3,7 m <sup>2</sup>

