

## Apartment building

Sold

565 m<sup>2</sup>, Prague 6, Bubeneč, Ve Struhách



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|   |                    |
|---|--------------------|
| Total gross floor area of the building  | 599 m <sup>2</sup> |
| Total net leasable area of the building | 565 m <sup>2</sup> |
| Plot                                    | 348 m <sup>2</sup> |
| Foot print                              | 167 m <sup>2</sup> |
| Parking                                 | -                  |
| Terrace                                 | 34 m <sup>2</sup>  |
| Cellar                                  | Yes                |
| PENB                                    | G                  |
| Reference number                        | 17993              |

**Functionalist, partly renovated apartment building from the 1940s for sale, in the sought-after area of Bubeneč, Prague 6. The four-story building with new terraces offers a total of 10 apartment units.**

Basement - 2 apartment units (a one-bedroom apt. 44.74 m<sup>2</sup> on the left side, reconstructed in 2013 and a studio 25.64 m<sup>2</sup> on the right side, in the original state).

Ground floor - 2 apartments (a two-bedroom apt. 53.96 m<sup>2</sup> on the left side, reconstructed in 2012 and a studio 44.37 m<sup>2</sup> on the right side, also after complete reconstruction).

First floor - 2 apartment units (a one-bedroom apt. 46.03 m<sup>2</sup> on the left side, a terrace 4.10 m<sup>2</sup>, original state and a two-bedroom apt. 71.70 m<sup>2</sup> on the right side, original state).

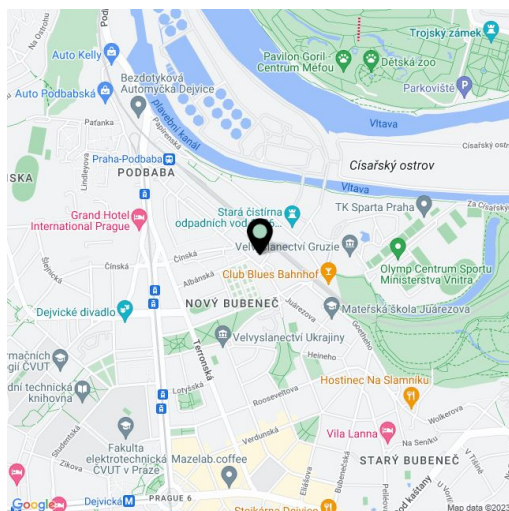
Second floor - 2 apartments (a two-bedroom apt. 45.69 m<sup>2</sup> on the left side, a balcony 4.10 m<sup>2</sup> and a two-bedroom apt. on the right side 70.72 m<sup>2</sup>, a balcony).

Third floor consists of two apartment units (a studio on the left side 59.12 m<sup>2</sup> and another studio on the right side 59.59 m<sup>2</sup> complete with terraces 25.36 m<sup>2</sup>).

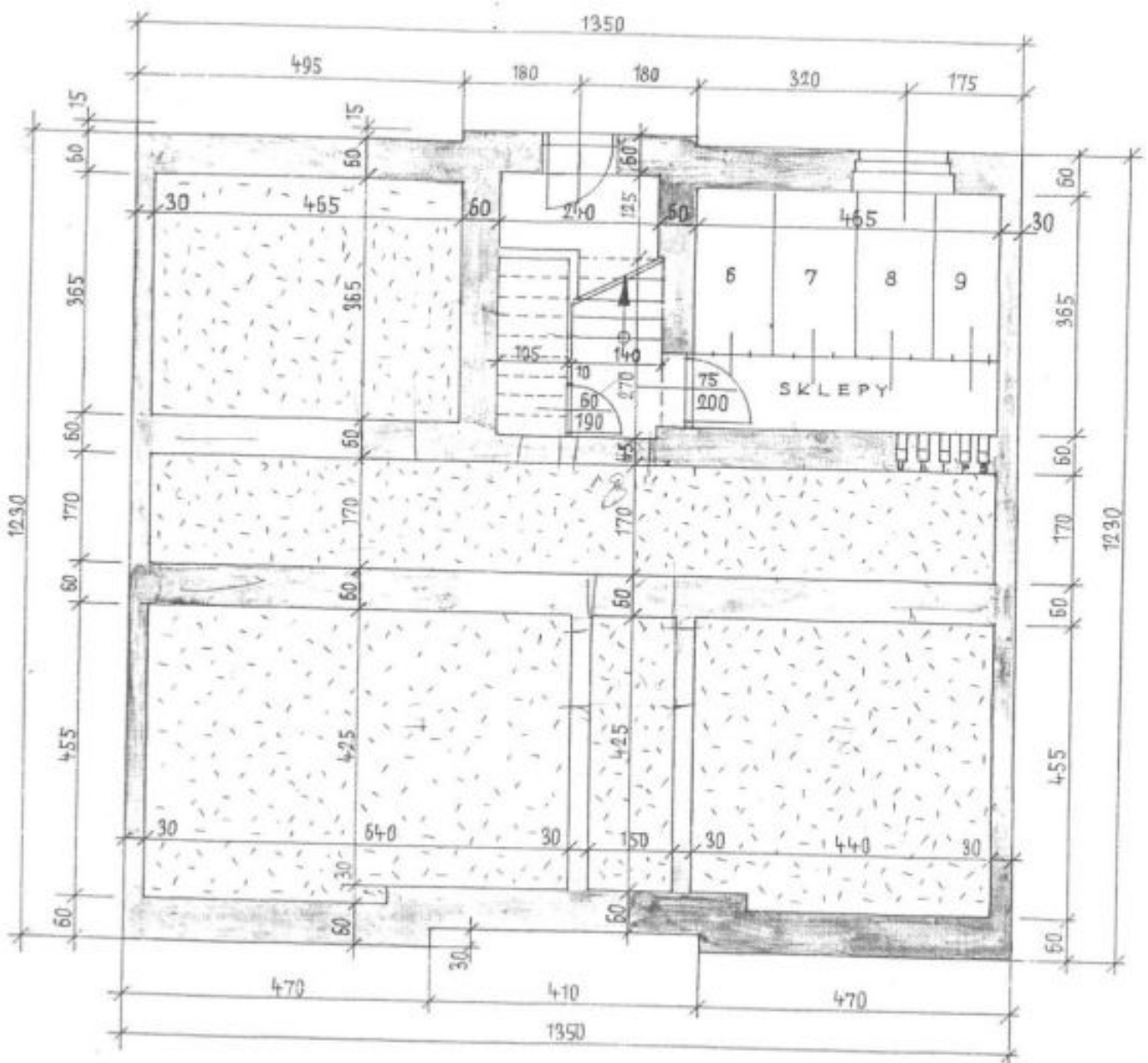
The last three photos show successful reconstruction of a neighboring building that included roofing of terraces and maximum use of space - **additional 100 m<sup>2</sup> of space**. For more information please contact our office.

Quiet residential location close to Stromovka Park with fast access to the center. Bus lines, a 10 minute walk to Dejvická metro station, 7 minutes by metro to the center.

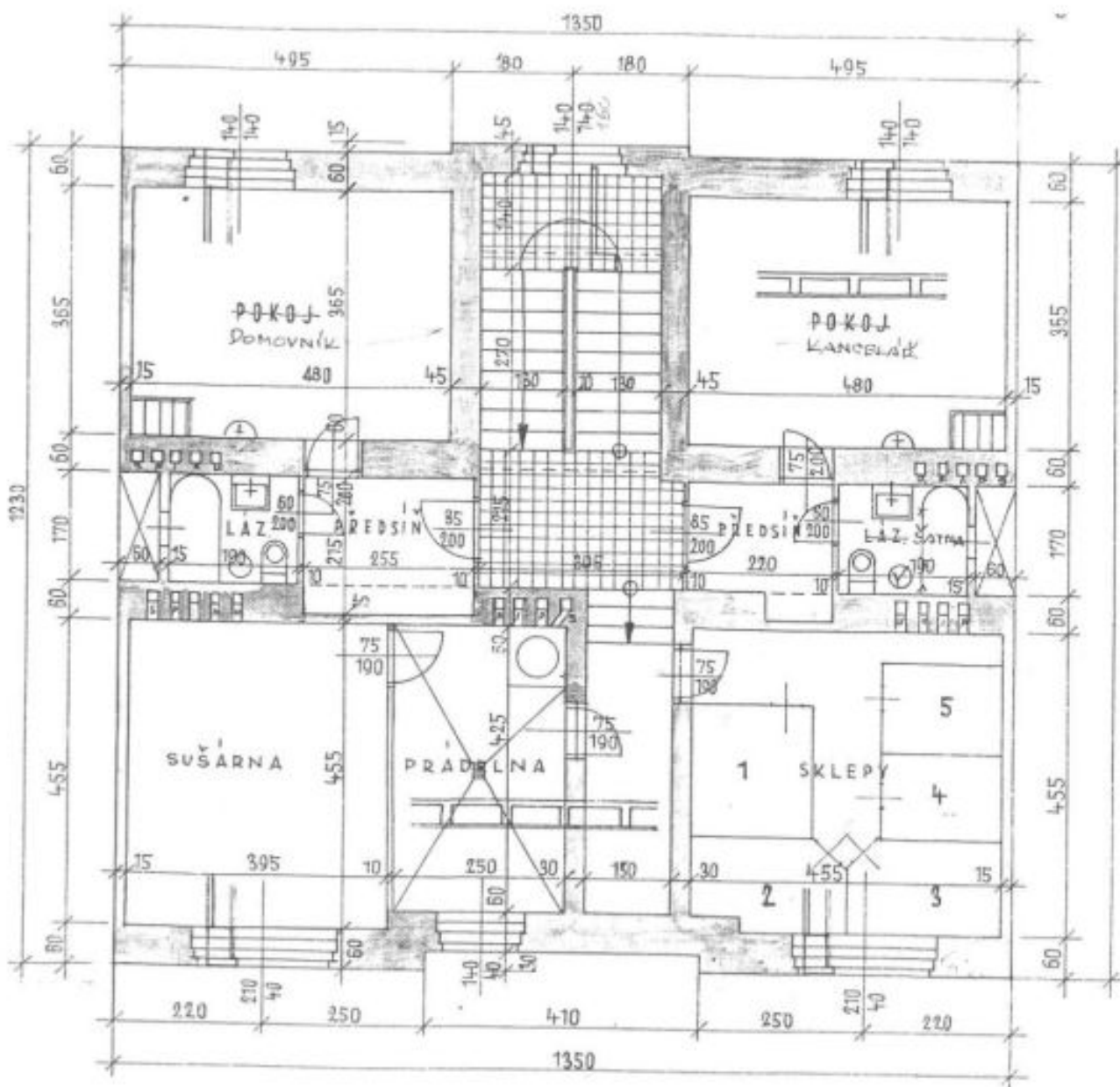
Plot 348 m<sup>2</sup>, foot print 167 m<sup>2</sup> (48%), interior 565 m<sup>2</sup>, terraces 33.56 m<sup>2</sup>.



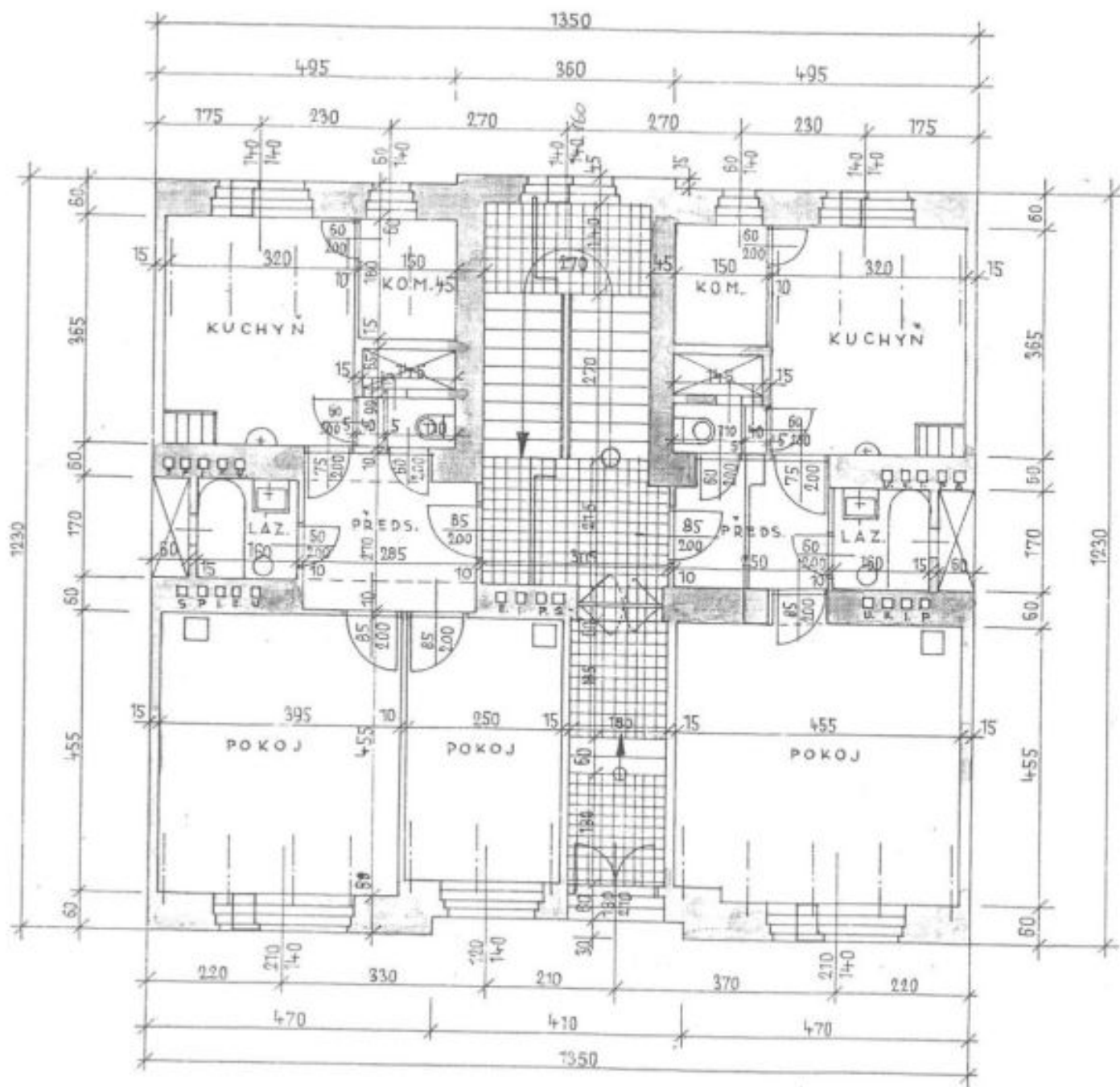
## II. SUTERÉN



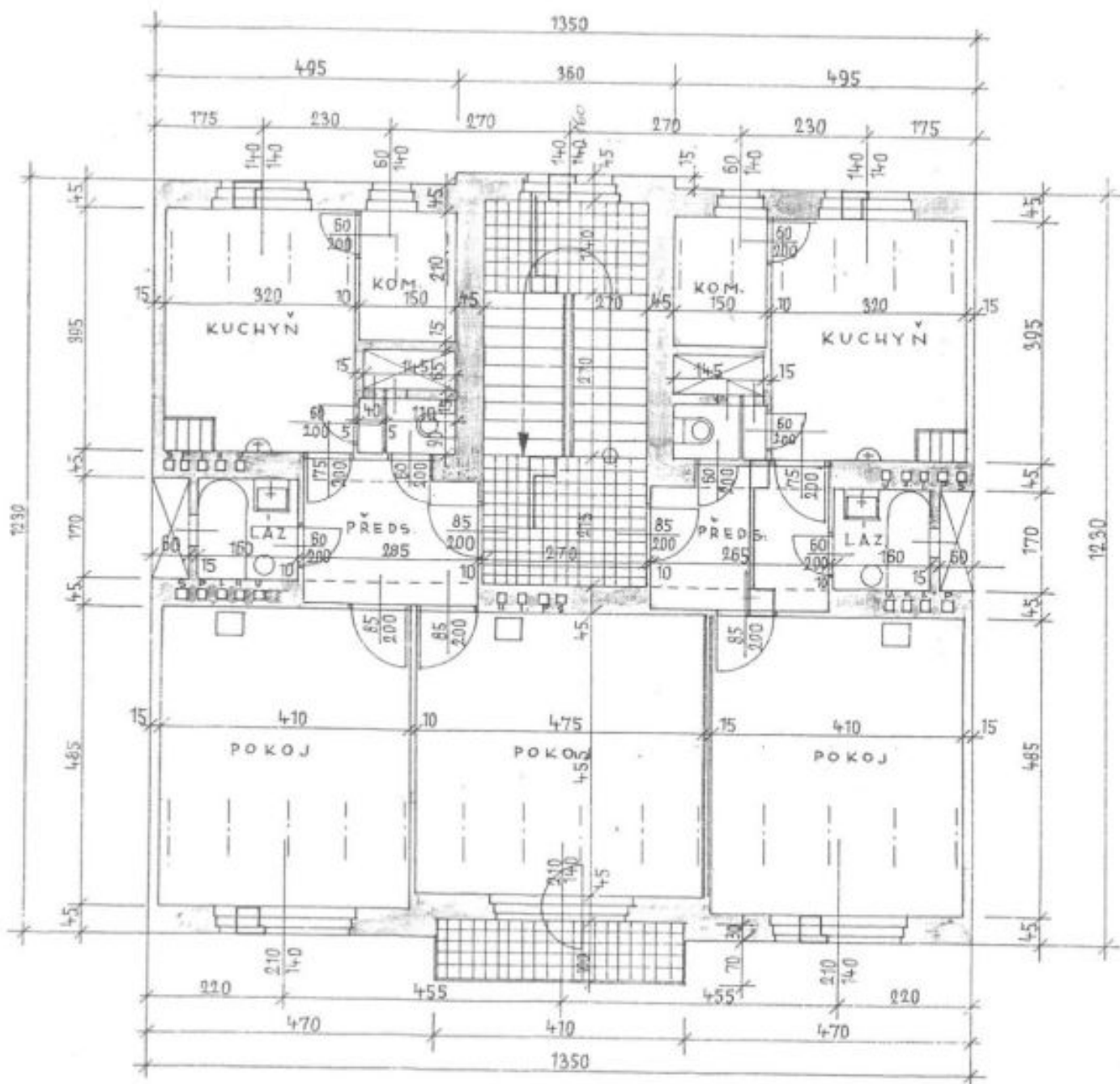
I. SUTERÉN



VÍ PRÍZEMÍ



I. PATRO



II. PATRO

