



## Apartment Three-bedroom (4+kk)

Sold

132 m<sup>2</sup>, Prague 7, Holešovice, Kamenická





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Total area	141 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 037 CZK monthly
PENB	G
Reference number	21197

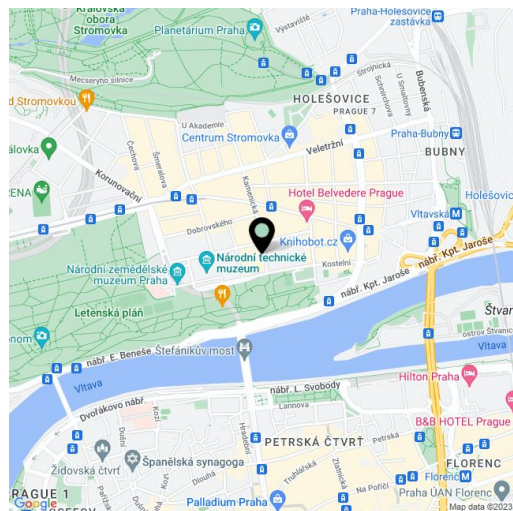
**Sunny split-level attic flat with a balcony, on the 5th and 6th floors of an apartment building with an elevator, situated in a very attractive area of Prague 7 - just a few steps from Letná park and within walking distance of the center.**

The entrance to the apartment is located on the 5th floor, which consists of a hallway, separate toilet, and living room with dining area and staircase leading to the 6th floor. It features 3 bedrooms, 2 bathrooms (one en-suite with shower and toilet, one shared with bathtub and shower), walk-in closet, separate toilet and a spacious gallery.

The apartment is equipped with floating floors made of jatoba tropical wood, **new Velux wooden windows**, fully equipped modern kitchen, massive interior doors, Vaillant gas boiler. The purchase price includes a **cellar**. The apartment was approved as a new loft conversion in 2006; the building's **common areas were renovated and**.

Popular residential location within walking distance of the center and with full amenities, close to Letná. The surrounding area features several kindergartens and schools, the National Technical Museum, theaters, fitness center, tennis courts, etc.

Interior 132.26 m<sup>2</sup>, balcony 9.04 m<sup>2</sup>, cellar 3.3 m<sup>2</sup>.



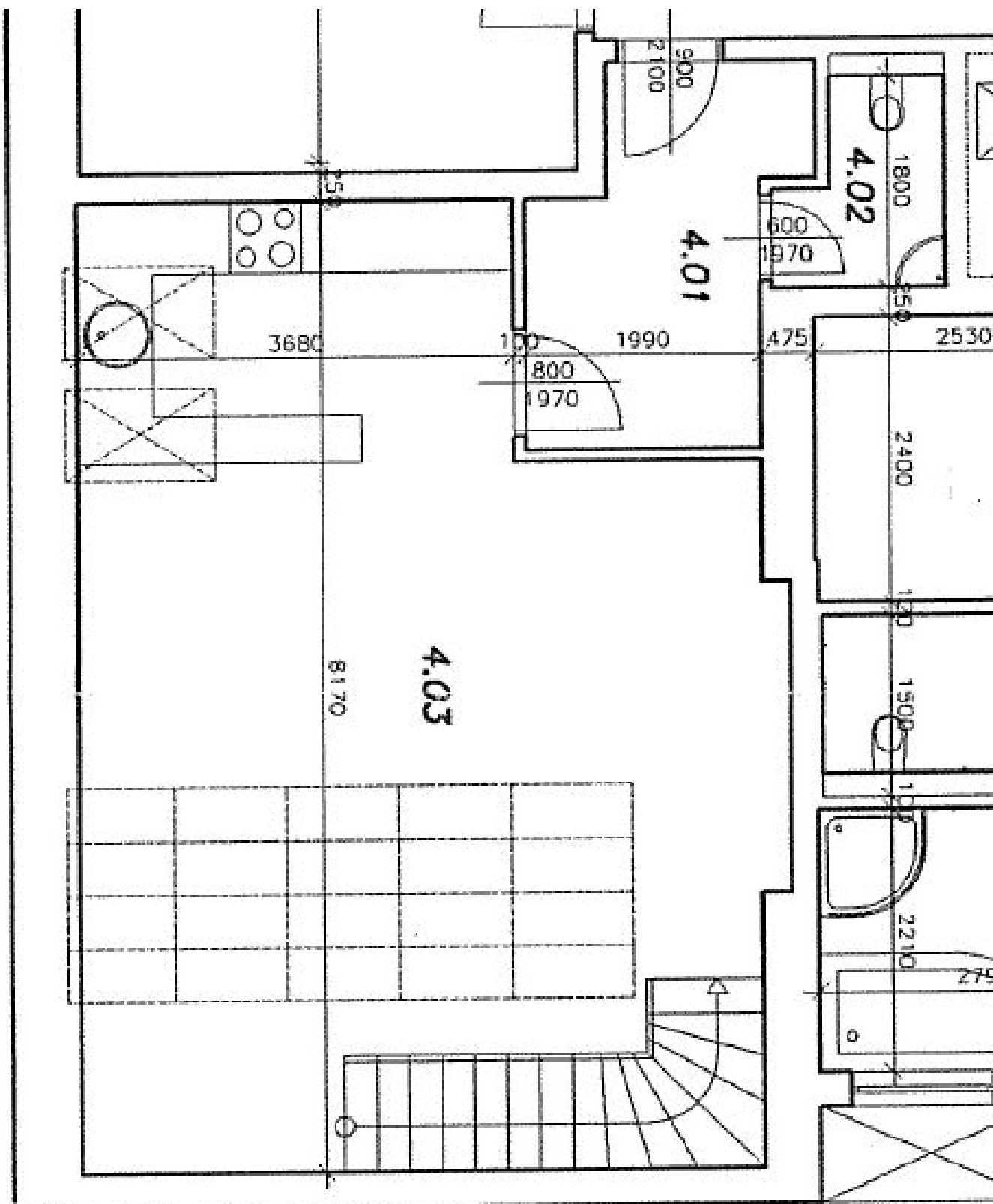
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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