

## Apartment Three-bedroom (4+kk)

Sold

177 m<sup>2</sup>, Prague 6, Bubeneč, Jugoslávských partyzánů



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Total area	188 m <sup>2</sup>
Floor area*	177 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	5 000 CZK monthly
PENB	G
Reference number	24500

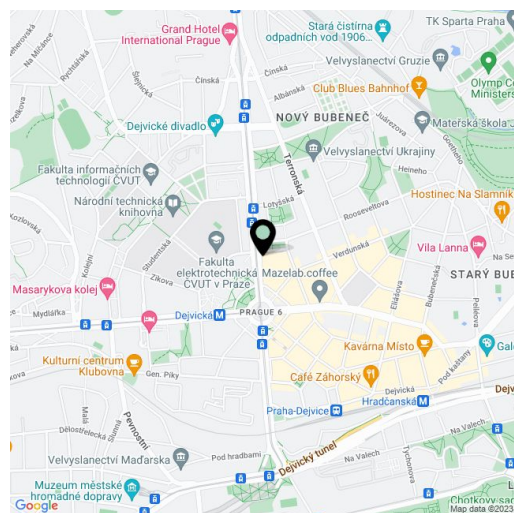
**Design loft conversion boasting a terrace and stunning views of the city, located on the 5th floor of a partly renovated apartment building with a lift. Highly desirable residential area within walking distance of the Dejvická metro station and several parks, including Stromovka.**

The layout offers an open, loft-style living room with a kitchen, dining area, terrace and staircase leading to the gallery with plenty of space for an additional bed; there is also a spacious master bedroom with open bathroom (sunken bath and shower), 2 children's bedrooms, a shared bathroom (bathtub, shower, toilet), separate toilet, and an entrance hall.

Facilities include **hardwood floors, mosaic tiles**, new wooden French windows and skylights, fully equipped kitchen, suspended plasterboard ceilings, exposed ceiling beams, Junkers gas boiler, preparation for air-conditioning. The purchase price includes a **cellar**.

Bubeneč rightfully belongs to the most popular of Prague's residential areas. In addition to the pleasant and peaceful atmosphere with a number of beautiful parks, such as the nearby Královská obora Stromovka and Letná, the location offers excellent connections to the city center and easy access to the Letiště Václava Havla airport. Complete amenities including nurseries, schools, restaurants, cafes and sports clubs just a few minutes' walk from the house.

Interior 177 m<sup>2</sup>, of which a gallery 30 m<sup>2</sup>, terrace 11 m<sup>2</sup>, cellar.



\* 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.

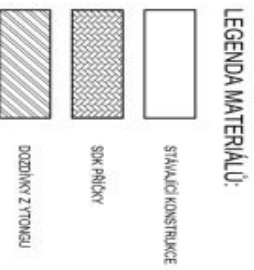
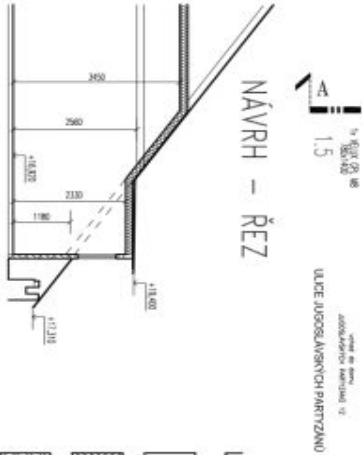
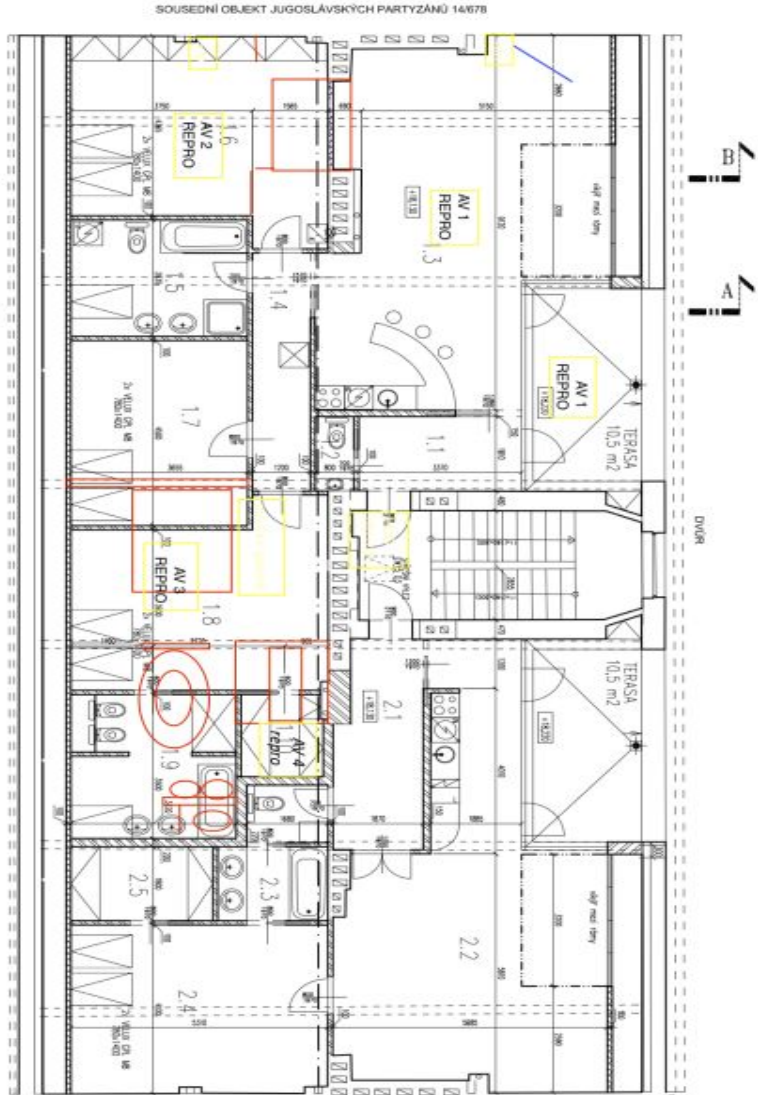


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NÁVRH – PŮDORYS 6.NP



TABULKA MÍSTNOSTI BYT Č. 1

NOVÝ NÁZEV MÍSTNOSTI	POVRCH	CELKOVÝ ROZSAH	PROSTOROVÁ VÝŠKA	PROSTOROVÝ OBJEM	PROSTOROVÝ ÚČINNOST	PROSTOROVÝ ÚČINNOST
1.1	STĚNA	47	2,30	108,10	100%	108,10
1.2	OK	13	2,30	29,90	100%	29,90
1.3	ODĚVACÍ	43	2,30	98,90	100%	98,90
1.4	CHODBA	48	2,30	110,40	100%	110,40
1.5	KUCHYŇKA	84	2,30	193,20	100%	193,20
1.6	LOŽNICE	113	2,30	260,00	100%	260,00
1.7	LOŽNICE	94	2,30	216,20	100%	216,20
1.8	LOŽNICE	221	2,30	508,30	100%	508,30
1.9	KUPELNA	114	2,30	262,20	100%	262,20
1.10	SKLAD	31	2,30	71,30	100%	71,30
<b>CELKEM 147,8</b>						

TABULKA MÍSTNOSTI BYT Č. 2

NOVÝ NÁZEV MÍSTNOSTI	POVRCH	CELKOVÝ ROZSAH	PROSTOROVÁ VÝŠKA	PROSTOROVÝ OBJEM	PROSTOROVÝ ÚČINNOST	PROSTOROVÝ ÚČINNOST
2.1	KUCHYŇKA	49	2,30	112,70	100%	112,70
2.2	ODĚVACÍ	42	2,30	96,60	100%	96,60
2.3	KUCHYŇKA	53	2,30	121,90	100%	121,90
2.4	LOŽNICE	119	2,30	273,70	100%	273,70
2.5	SKLAD	14	2,30	32,20	100%	32,20
<b>CELKEM 79,1</b>						

**PŮDNÍ VESTAVBA**  
**JUG. PARTYZÁNŮ 121677, PRAHA 6**

ARCHITECTS: CZ  
VACLAVSKÉ NÁM. 48  
PRAHA 1

STAVBA: ZÁKLADNÍ STAVBY  
PROJEKTANT: JAROSLAV HALLER  
DĚLATEL: J.H.C.  
DATA: 02/2006

STAVEBNÍ  
**5**

VEŠKERÁ AUTORSKÁ PRÁVA VYHRÁŽENA VE SVĚTLU ZÁKONA Č. 121/2000 SB.