

## Apartment One-bedroom (2+kk)

Sold

66 m<sup>2</sup>, Prague 10, Strašnice, Na hroudě



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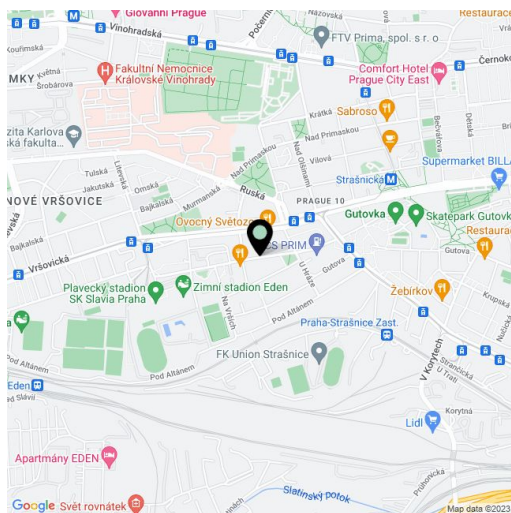
Total area	71 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 148 CZK monthly
PENB	G
Reference number	40201

This 1-bedroom apartment with a balcony and the possibility of converting it to a 2-bedroom unit is situated in a quiet residential part of Prague 10 Strašnice near Kubánské Náměstí Square, Gutovka Park, or the Slavia swimming and sports complex.

The layout of this ground floor apartment offers an entrance hall with plenty of space for built-in wardrobes, a dressing room, a large bathroom with a toilet and a bathtub, a north-facing bedroom overlooking the street, and a large south-facing living room connected to the kitchen, dining room, and entrance to the balcony. This room was previously divided by a partition into two and thus offers the possibility to create a three-room apartment. The building is in a nice, well-maintained condition.

The perfectly accessible district is within walking distance from the Strašnická metro station (line A) and a 5-minute walk from a tram stop with frequent and fast connections to the city center. You can walk to a kindergarten, elementary, and high school; across the street is a famous bakery, as well as a pharmacy, restaurant, pastry shop, or cafe. There are many sports facilities in the area - football, winter, athletics, swimming stadiums, and Gutovka Park with a rope center, skate park, climbing wall, mini-golf, exercise equipment, and playgrounds. The neighborhood is very attractive thanks to the planned unique promenade established on the site of a former railway line. This trail for pedestrians, cyclists, and skaters will comfortably connect Strašnice with Vršovice.

Floor area 65.9 m<sup>2</sup>, balcony 5.4 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.