



## Apartment Studio (1+kk)

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

Sold

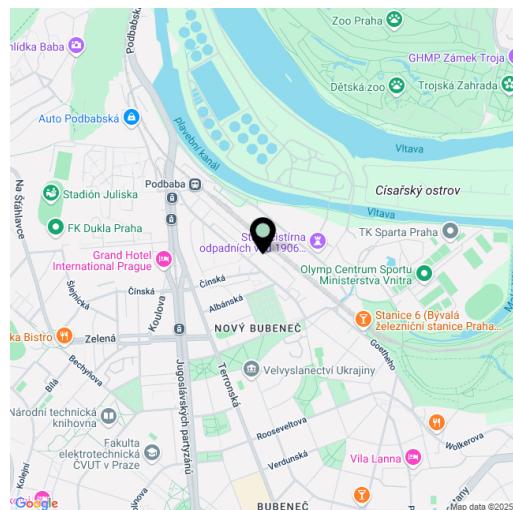




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Total area	36 m <sup>2</sup>
Floor area*	26 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Garden	45 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	102858



\* 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.

**This completely renovated studio with a glazed terrace and a large front garden was created in cooperation with the renowned SAD architectural studio on the lower ground floor of a renovated Functionalist building from the 1930s, which has fully preserved its original character. You will find it in a quiet residential area near the Lázár Cárdenas and Stromovka parks, a neighborhood with good access to the city center.**

The layout of the unit consists of an entrance hall with **space for built-in wardrobes**, a main living room with a kitchen, and an entrance to the **glazed terrace (10 sq. m.)**. The unit also has a front garden accessed from the glazed terrace.

Facilities include laminate floors, a **fully equipped kitchen**, Nordlux lighting, recuperation, and electric underfloor heating.

Parking in the zone for residents in front of the building or you can rent a space in a nearby garage.

The building is located in a popular part of Prague 6 - Bubeneč, a few minutes' walk from **Stromovka Park**, the **park below the Baba Monument**, and **public transport stops** with quick links to the Dejvická metro station.

Floor area 26 m<sup>2</sup>, glazer terrace 9,6 m<sup>2</sup>, garden 45,12 m<sup>2</sup>. Semi-residential unit; subject to special legal conditions.



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