



## Apartment Studio (1+kk)

Sold

27.9 m<sup>2</sup>, Prague 10, Strašnice, Ve Stínu

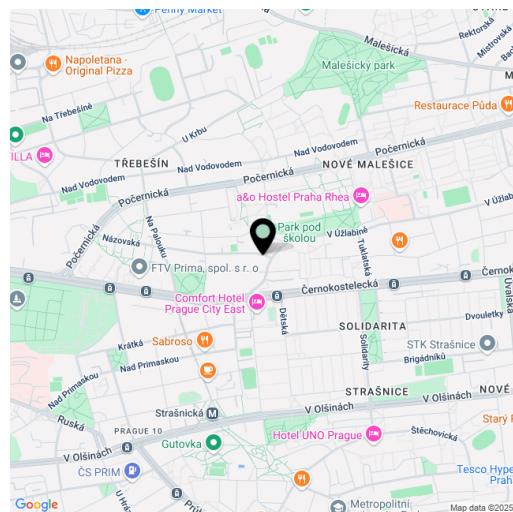




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Total area	40 m <sup>2</sup>
Floor area*	28 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	104570



\* 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 new, bright apartment with a terrace and the possibility to use a common garden is part of the addition of a cozy apartment building in the traditional residential district of Prague 10 - Strašnice with all the infrastructure.**

The area of the 3rd floor apartment is divided into a living room with preparation for the kitchen, a bathroom (with bathtub, toilet and connection for a washing machine) and an entrance hall. The living room is connected to the **terrace**.

The **high standard facilities** include triple-glazed wooden windows, oiled oak flooring (in 4 color versions), fire safety entrance doors with **noise insulation**, interior panel doors with **M&T Burak fittings** in matt nickel, walk-in showers, **Villeroy & Boch** cast marble bathtub, sinks and toilets of the same brand, **Hansgrohe** shower sets with thermostatic faucet, **Tres** with concealed faucet or **Alshower** with **massage jets**, **ISAN** bathroom radiator, **Argenta Kenzo** and **Unique Travertine Minimal** or **Ribesalbes Ocean** large-format tiles and coverages, anti-slip tiles on the terrace, Legrand electrics end elements. Facilities also include the preparation of **exterior blinds** and **air conditioning**, floor heating in the entire apartment will be provided by a gas boiler. The apartment has a **cellar cubicle**, residents will have a **common garden**. Parking is in the zone for residents in front of the house. A brick building from the 20s/30s of the 20th century with 12 apartment units, the common areas have been reconstructed. There is **no elevator**.

The apartment building is located in a side street near the Solidarita tram stop, approx. 15 minutes' walk from the Strašnická metro station. There are restaurants, a post office, shops and medical services in the vicinity, the area is made more pleasant by **a lot of green areas** in gardens and landscaped parks.

Floor area 27.9 m<sup>2</sup>, terrace 11.8 m<sup>2</sup>.

Start of construction May/June 2024, **estimated completion date late 2024/early 2025**.

Visualizations are informative.



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Přehled ploch	
Chodba	4,7 m <sup>2</sup>
Obývací pokoj s kuchyní	18,4 m <sup>2</sup>
Koupelna	3,7 m <sup>2</sup>
Užitná plocha	26,8 m <sup>2</sup>
Předložová plocha	
Terasa	27,9 m <sup>2</sup>
Celková plocha	11,8 m <sup>2</sup>
	39,7 m <sup>2</sup>

