



Apartment Studio (1+kk)

Sold

33 m², Prague 10, Strašnice, Ve Stínu



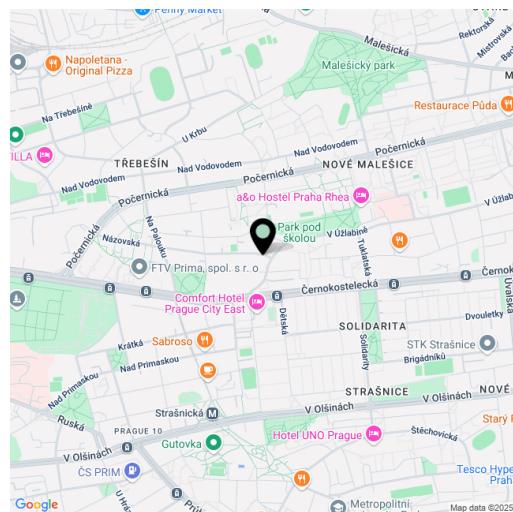


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Total area	61 m ²
Floor area*	33 m ²
Terrace	28 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	104571



* 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 large private terrace, parking and the possibility of using a shared garden is part of the extension of a cozy apartment building located in the traditional residential district of Prague 10 - Strašnice with all the infrastructure and lots of greenery.

The layout of the 3rd floor apartment consists of a **corner** living room with preparation for the kitchen, a bathroom (with a bath, toilet and connection for a washing machine) and an anteroom. In the living room, 2 entrances lead to the **largest terrace in the project**.

The **high standard facilities** include triple-glazed **wooden windows**, **oiled oak flooring** (in 4 colours), fire safety entrance doors with noise insulation, interior panel doors with **M&T Burak** hardware in **matt nickel**, **Villeroy & Boch** sink and toilet, **cast iron marble** bathtub of the same brand, **ISAN** bathroom radiator, **Argenta Kenzo** and **Unique Travertine Minimal** or **Ribesalbes Ocean** large-format tiles and coverages, anti-slip tiles on the terrace, **Legrand** electrical end elements. The standard also includes preparation for **air conditioning** and **exterior blinds**. Underfloor heating in the entire apartment will be provided by a gas boiler. The apartment includes a **cellar cubicle** and a **parking space** on the property, residents will have access to a **shared garden**. A brick house from the 20s/30s of the 20th century with 12 residential units, the common areas have been reconstructed. There is **no elevator**.

Convenient location 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 33 m², terrace 27.5 m².

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

Visualizations are informative.



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Přehled ploch	
Chodba	6,1 m ²
Obývací pokoj s kuchyní	20 m ²
Koupelna	5,7 m ²
Užitná plocha	31,8 m ²
Podlahová plocha	33 m ²
Terasa	27,5 m ²
Celkové plocha	60,5 m ²

