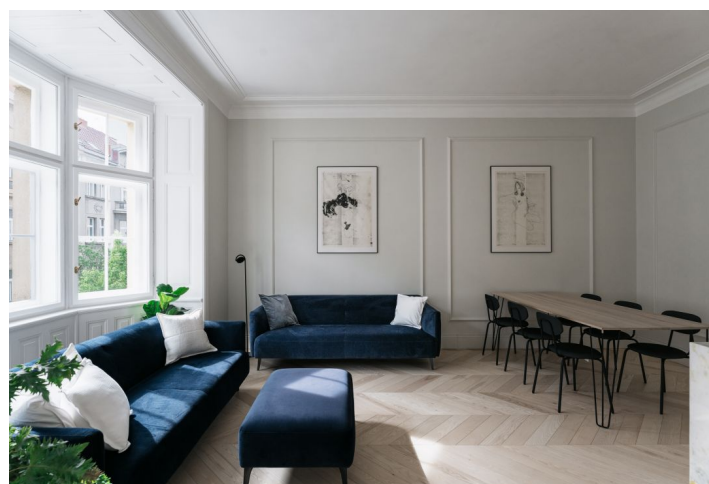
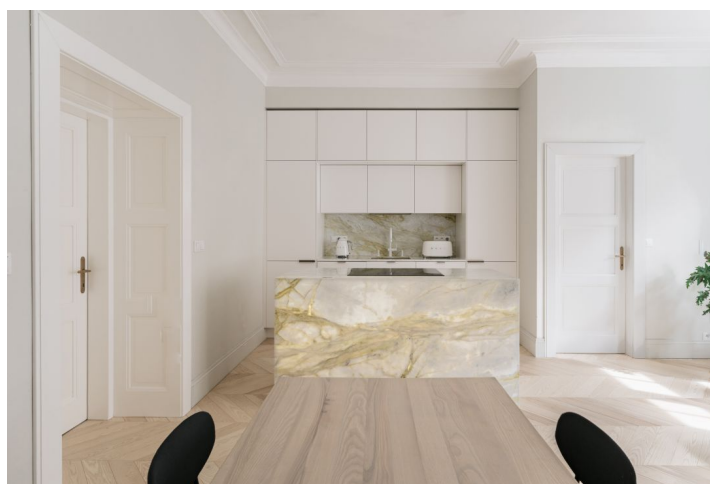




## Apartment Three-bedroom (4+kk)

**Sold**

103.94 m², Prague 6, Bubeneč, Eliášova



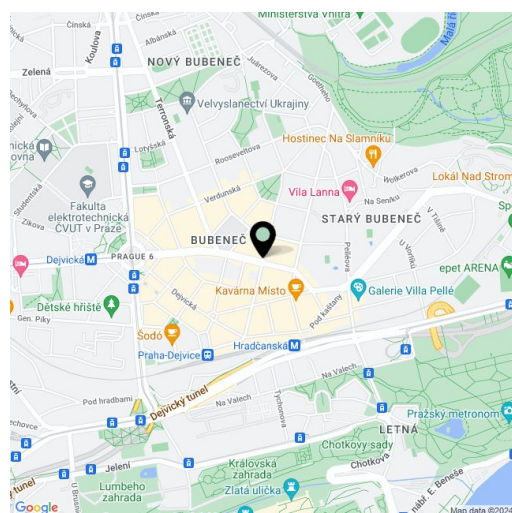


## Apartment Three-bedroom (4+kk)

**Sold**

103.94 m², Prague 6, Bubeneč, Eliášova

|                  |        |
|------------------|--------|
| Total area       | 106 m² |
| Floor area*      | 104 m² |
| Balcony          | 2 m²   |
| Parking          | -      |
| Cellar           | Yes    |
| PENB             | G      |
| Reference number | 104666 |



\* 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 elegant, quiet and user-friendly apartment with high ceilings, large rooms, a bay window, and a balcony is located on the 2nd floor of an apartment building from the turn of the 19th and 20th centuries. Stylish living in a sought-after location on the border of the elegant districts of Dejvice and Bubeneč, in close proximity to a metro station, trams, and the future expressway to the airport. Cooperative ownership, annuity paid.

The practical layout offers a living room with a **bay window**, an open plan kitchen and dining area, a bedroom with a preparation for a **sleeping loft**, 2 additional bedrooms (1 with a small **balcony**), a bathroom with a corner bathtub and toilet, a second bathroom with a walk-in shower and separate toilet, a **walk-in wardrobe**, and an entrance hall. The living room and 1 bedroom have east-facing windows towards the street, and the other 2 bedrooms are west-facing towards the **courtyard**.

The interior has just been finished after a complete and **very precise reconstruction**, which aimed to utilize every cm² available. The floors are made of **ash wood** in a **French pattern**, the entrance hall and bathrooms have **epoxy floors**, and the entire apartment has reinforced floor insulation and **underfloor heating** (heat source is the gas boiler). The ceilings are 3.2 m in height, the walls are decorated with stucco, the **casement windows** are refurbished, and the interior doors are replicas of the original ones. The kitchen has **AEG and Siemens** appliances (including a **steam oven**), an **illuminated cooking island**, the worktop and tiles are **Italian marble**, and the sinks and shower are also made of the same material. The entrance hall is a built-in wardrobe with space for a washing machine and dryer. The apartment has a **large cellar**, treated against moisture, and the building has a **modern elevator** and very well-maintained common areas. The cooperative receives **income from the rent of 3 non-residential units**.

The apartment building is located in a well-maintained street with **wide sidewalks** and a **row of trees**. There are a large number of well-known restaurants and cafes, many shops, or a popular **ice cream parlor** in the vicinity, and the international school **Riverside School Prague - Junior High** is also within walking distance. The Hradčanská metro station and tram stop are a two-minute walk away, from where the ride to the city center takes only a few minutes, and the airport can be quickly reached by car and by express train from a nearby station in the future. Hradčany or Stromovka park are a pleasant walk away, and Letenské Sady Park is also within walking distance.

Floor area 103.94m² (area according to the rental agreement with the cooperative 102.59 m²), balcony approx. 2 m²,



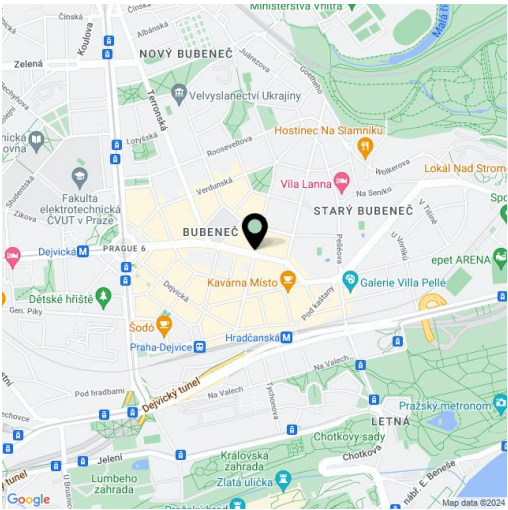
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cellar.  
Cooperative ownership.



\* 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.

**Sold**

