



## Apartment Two-bedroom (3+kk)

€ 411 566 | CZK 9 999 000

56.9 m<sup>2</sup>, Prague 7, Holešovice, Kamenická



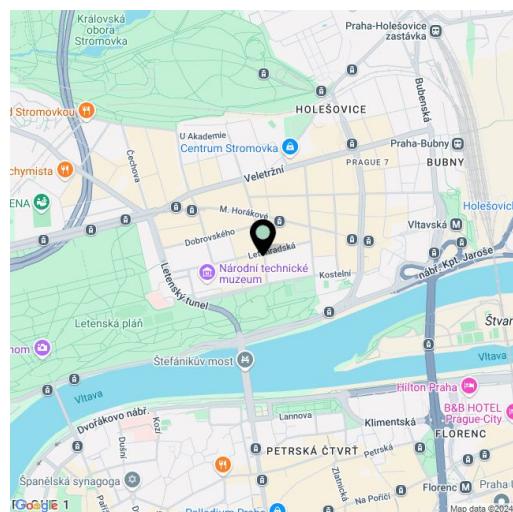


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Total area	57 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
PENB	G
Reference number	106907



\* 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 bright, air-conditioned attic apartment is on the 5th floor of a fully renovated residential building with an elevator and a landscaped garden. The corner historic building is located in the popular Letná residential area, close to parks and a shopping center.**

The apartment on the 5th floor consists of a living room with a kitchen, 2 bedrooms, a bathroom (with a shower and toilet), and a hallway.

**High-standard** features include **wooden floors**, a fully equipped kitchen, a security entrance door, a **videophone**, **air-conditioning**, and central heating. The purchase price includes a **cellar**. The building offers elegant common areas and a **modern elevator** that reaches the mezzanine, and residents have access to a **shared garden** in the inner **courtyard**.

The advantageous location provides numerous cafés, bistros, restaurants, and shops within easy reach. Nearby, there is a shopping center, the **art cinema Bio Oko**, the **National Gallery**, as well as a kindergarten and primary school, the **Academy of Fine Arts (AVU)**, and a **high school**. Tram connections provide very quick access to the city center, and a nearby railway stop—part of the future **airport express line**—is under development. The area is enhanced by green spaces in **Stromovka Park** and **Letná Gardens**.

Floor area 56.9 m<sup>2</sup>, cellar 2.7 m<sup>2</sup>