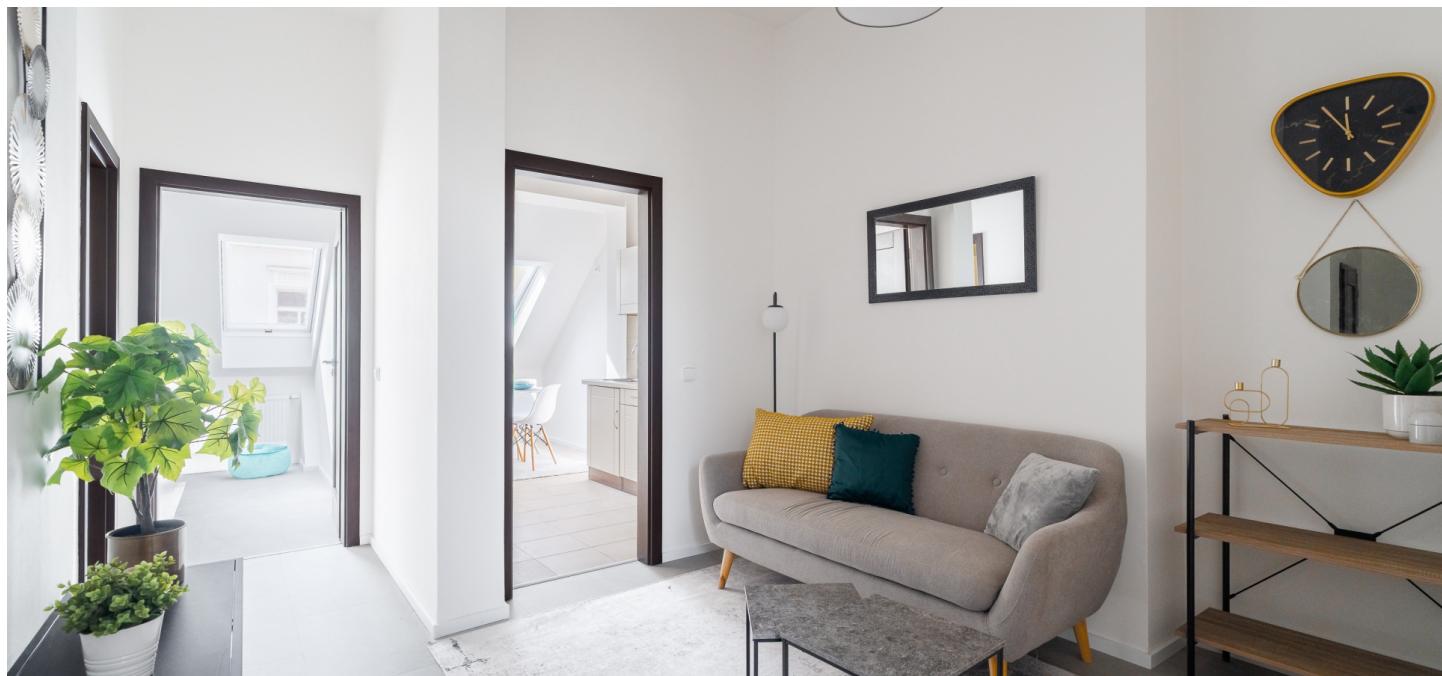




## Apartment One-bedroom (2+1)

Sold

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

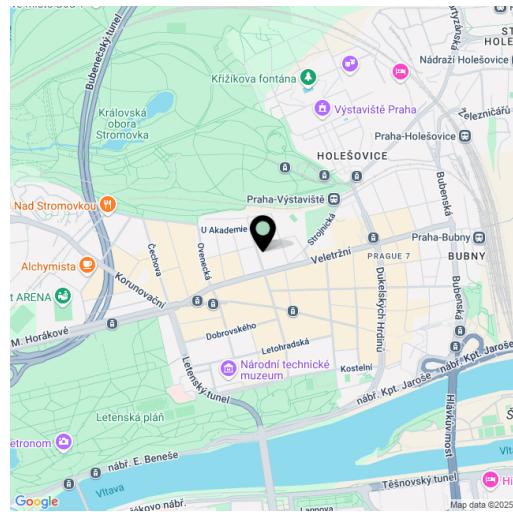




## Apartment One-bedroom (2+1)

**Sold**70.04 m<sup>2</sup>, Prague 7, Holešovice, Kamenická

Total area	70 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 466 CZK monthly
PENB	E
Reference number	108458



\* 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.

**Just a few steps from the entrance to the Stromovka Royal Game Reserve, this bright, fully furnished apartment is located on the 4th floor of a residential building with an elevator. The location, on the border of Holešovice and Letná, offers a vibrant social life close to greenery and excellent transport accessibility.**

The layout consists of a living room, bedroom, kitchen, bathroom with a bathtub, separate toilet, storage room, and spacious entrance hall. **The apartment can be used as a 2-bedroom unit with a separate kitchen (3+1) or easily converted into a spacious open-plan 2-bedroom apartment with a kitchenette (3+kk) through a simple modification.**

The apartment features vinyl floors, wooden windows, and a fully equipped kitchen. Central heating. The building is well-maintained; the elevator goes up to the 3rd floor. The building was renovated in 2014.

The popular **Letná** neighborhood blends a historic charm with a vibrant city life. It is home to two of Prague's most beautiful parks—**Stromovka** and **Letná Gardens**—offering a wide range of outdoor activities. The area is full of stylish cafés, restaurants, bistros, museums, galleries, and shops, including the Stromovka **shopping center**, as well as medical services and schools. Excellent access to the city center is ensured by tram lines with quick connections to the metro.

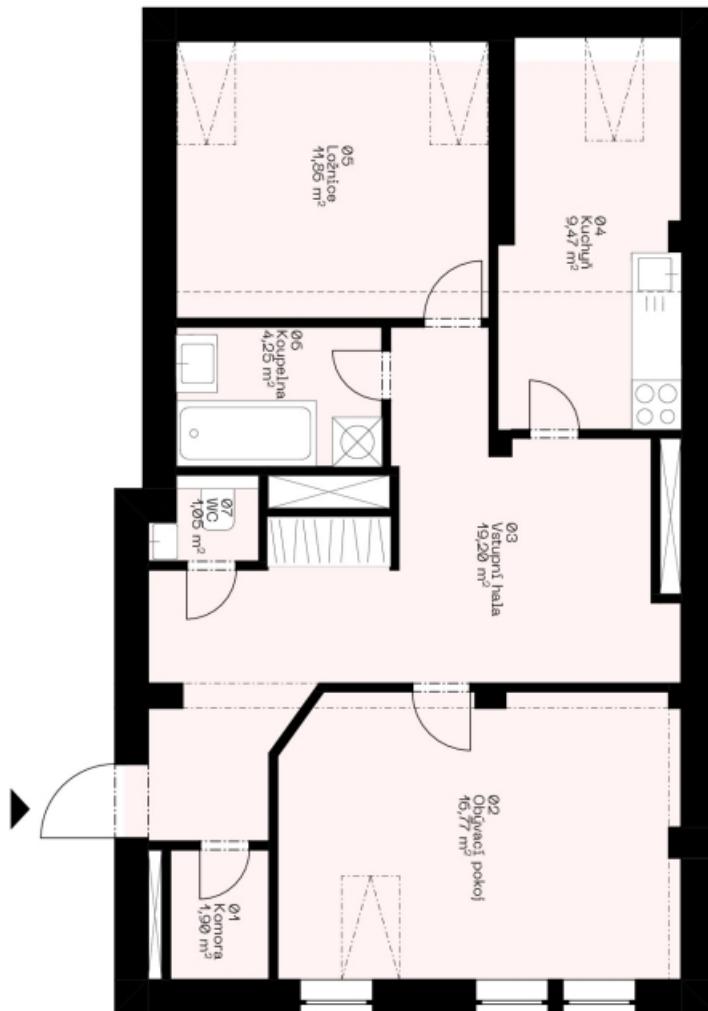
The floor area as defined by the Civil Code is 70 m<sup>2</sup>; according to the Owner's Declaration under the Housing Act, the recorded area is 66.2 m<sup>2</sup>.



## **Apartment One-bedroom (2+1)**

Sold

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



Síťová podložková plocha	
č.	Našev mistnosti
01	Plocha (m2)
Komora	1.930
02 Objekt, pokoj	15.777
03 Vestník Hala	520,46
04 Kuchyň	9,47
05 Lzebitce	11.865
06 Koupelna	4,325
07 WC	1,05
64,75 m <sup>2</sup>	
Podložková plocha	
č.	Nášev
01	Být
70,64 m <sup>2</sup>	

pozn.: Zaměření plochy bylo provedeno v souladu s ustanoveními nového občanského zákoníku.

Svoboda & Williams s.r.o.  
info@svoboda-williams.com  
www.svoboda-williams.com

**Prague**  
+420 257 328 281  
+420 724 551 238

**Brno**  
+420 543 250 711  
+420 724 551 238

**Bratislava**  
+421 948 939 938

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