



## Apartment Studio (1+kk)

Sold

35.3 m<sup>2</sup>, Prague 7, Bubeneč, Korunovační

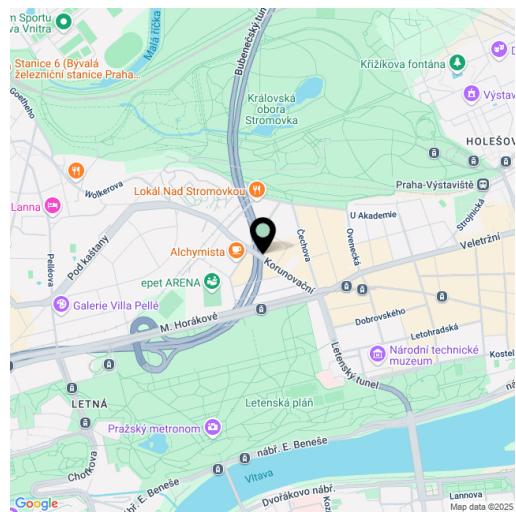




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Total area	35 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
PENB	D
Reference number	109319



\* 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 fully furnished studio apartment with high ceilings is located on the 2nd floor of an elegant Art Nouveau building from 1909, featuring a richly decorated façade. The building has been thoroughly renovated with an emphasis on preserving its original historic elements. Situated in the attractive Prague 7 – Bubeneč district, between Stromovka Park and Letná Gardens, the location offers all essential amenities as well as easy access to the city center.**

With ceilings reaching up to **3 meters**, the interior feels airy and pleasant. The layout of the apartment includes a main living area with a kitchen, a charming bay window, and a defined sleeping zone, as well as a bathroom (with a shower and toilet) and an entrance hall. Thanks to its northeast orientation, the apartment maintains a **comfortable indoor climate** even during hot summer days.

High-quality materials and finishes enhance the overall impression – **wooden casement windows**, a replica of the original **wooden entrance door**, wooden floors, large-format tiles in the bathroom, and a **Hanák** kitchen with built-in appliances (oven, fridge, washing machine). The sale also includes all the furnishings and equipment. A **cellar** belongs to the apartment. The building is equipped with a **modern elevator** and features elegant common areas.

Located in one of Prague's most desirable neighborhoods – Prague 7, Bubeneč – right next to **Stromovka Park** and **Letná Gardens**, the area offers a wide range of cafés, bistros, and restaurants, as well as plenty of opportunities for sports and leisure. Excellent public transport connections are available: a tram stop is just 250 meters away, and metro stations Hradčanská, Vltavská, and Náměstí Republiky are within easy reach. The city center can be reached within minutes, and the nearby tunnel complex ensures smooth car access.

Floor area 35.3 m<sup>2</sup>, cellar 5.4 m<sup>2</sup>.