



## Apartment Three-bedroom (4+kk)

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

Ask for price



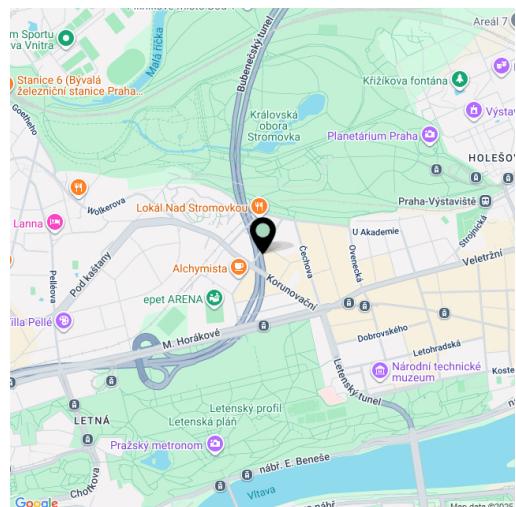


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Total area	156 m <sup>2</sup>
Floor area*	137 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Possibility of purchasing a garage
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	E
Reference number	109627



\* 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 air-conditioned duplex apartment with a balcony, terrace, and interior flooded with natural light from atelier-style roof windows is part of an elegant Art Nouveau residential building that has been sensitively renovated. The building is located in the attractive Prague 7 – Bubeneč district, close to both Letná and Stromovka parks.**

The entrance level (5th floor) consists of a southwest-facing living room with a kitchen and dining area, a master bedroom with an en-suite bathroom and **balcony**, a separate toilet, a closet, and a hallway. The upper level includes 2 bedrooms, a bathroom, a **spacious gallery**, and a **terrace** accessible from one of the bedrooms.

High-quality facilities include air-conditioning, wooden floors, ceramic wall and floor tiles, **wooden casement windows** facing the street, **wooden euro windows** facing the courtyard, and **atelier-style roof windows**. The apartment also comes with a fully equipped kitchen including a steam oven, a **Miele** washing machine, and built-in wardrobes. Heating is provided by a gas boiler. A **cellar** is included, and a **private garage** can be purchased separately.

This attractive location on the border of Prague 6 and 7 offers full amenities, with a kindergarten, elementary school, and **high school** nearby, along with **sports facilities**, shops, cafés, restaurants, bistros, and the National Technical and Agricultural Museums. Excellent transport connections to the city center are ensured by numerous tram lines, with quick access to the Hradčanská or Vltavská metro stations. The **Letná** and **Stromovka** parks are also within easy reach.

The property is currently rented at market rate until 01/2027.

Floor area 137.2 m<sup>2</sup>, terrace 15.6 m<sup>2</sup>, balcony 3.5 m<sup>2</sup>, cellar 4,9 m<sup>2</sup>.

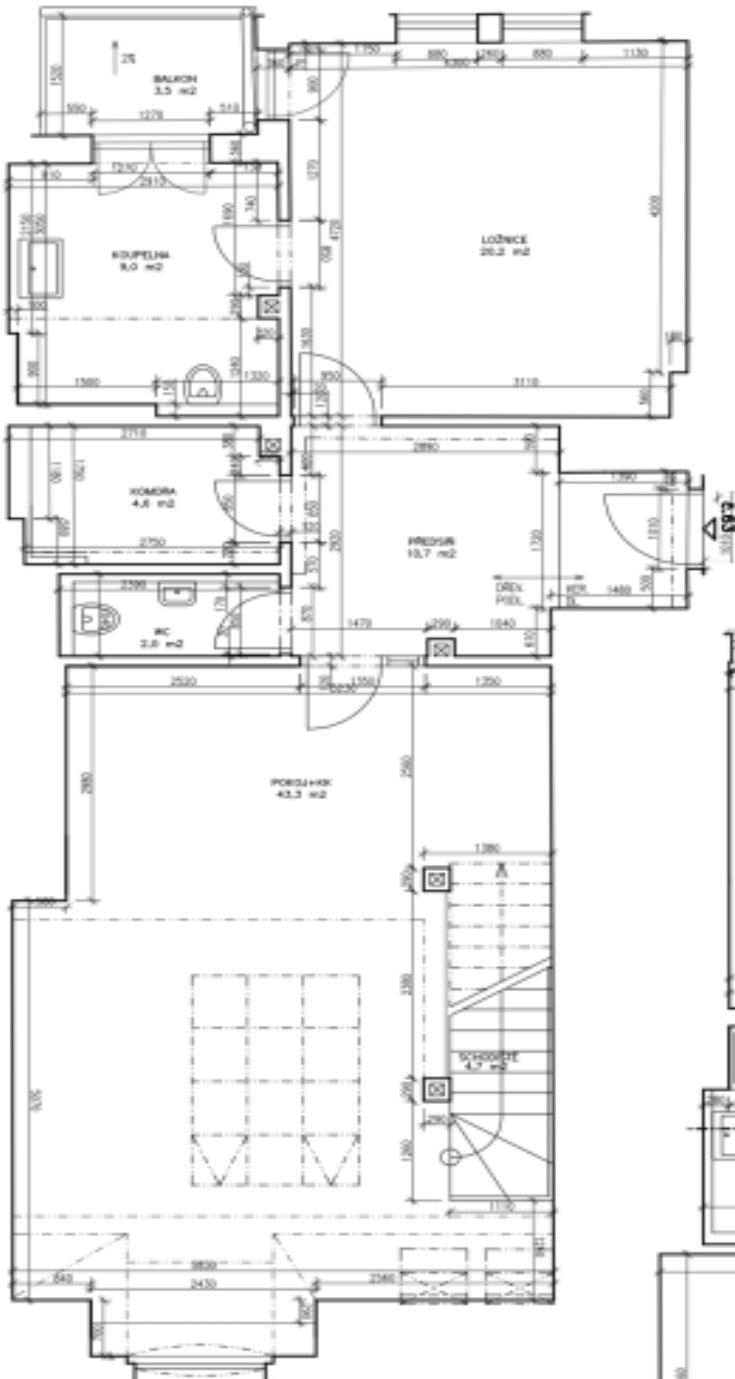


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6.NP



č. m.	název	m <sup>2</sup>
6.3.01	předsíň	10,7
6.3.02	ložnice	20,2
6.3.03	koupelna	9,0
6.3.04	komora	4,6
6.3.05	WC	2,0
6.3.06	pokoj+KK	43,3
6.3.07	schodiště	4,7
7.3.01	galerie	10,3
7.3.02	pokoj	11,9
7.3.03	pokoj	11,2
7.3.04	koupelna	3,5
	svíslé nosné a nenosné konstrukce uvnitř jednotky	5,8
	Podlahová plocha:	<b>137,2</b>
6.3.08	balkon	3,5
7.3.05	terasa	15,6

7.NP

