



## Apartment Three-bedroom (4+kk)

€ 1 026 705 | CZK 24 990 000

117 m², Prague 6, Bubeneč, Jaselská



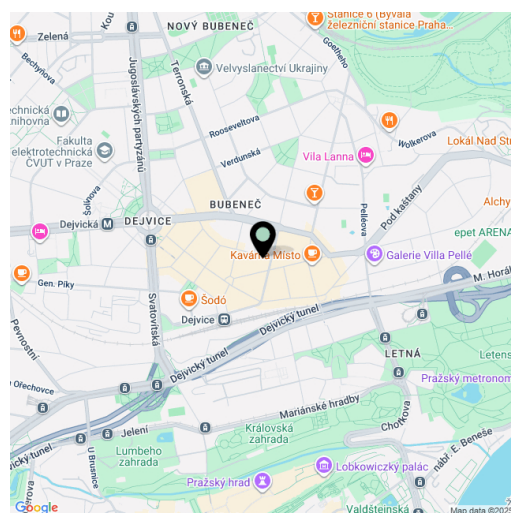


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Total area	119 m²
Floor area*	117 m²
Balcony	2 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110762



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

A fully renovated apartment with a balcony on a quiet one-way street in Bubeneč perfectly embodies the effortless elegance of this prestigious neighborhood. High ceilings, replica paneled doors, and wooden floors give it a unique atmosphere. The apartment is located on the 2nd floor of a corner building with an elevator, just a few minutes' walk from the metro and within pleasant walking distance of Prague Castle.

The layout consists of a corner rounded room with a living area, dining space, and kitchen; a master bedroom with an en-suite bathroom (shower, toilet) and a balcony facing the courtyard; two additional bedrooms, a bathroom (bathtub, toilet), a walk-in closet, and an entrance hall.

The apartment has been **completely renovated** and features **high ceilings**, **new wooden windows**, **wooden floors**, replicas of original paneled doors, built-in wardrobes, and a secure entrance door. Heating is provided by a gas boiler, with underfloor heating in the bathrooms. The building has **an elevator** and well-maintained common areas. The apartment also comes with a **large cellar storage unit**.

The building is located on a one-way **tree-lined street**, just a short walk from the **Hradčanská** metro, tram stop, and train station, which will be part of the future express line to the airport. The immediate area offers many restaurants, cafés, and bistros, as well as shops and pharmacies. Both public and private schools and kindergartens are within easy reach. **Stromovka Park** and **Prague Castle** are within walking distance, and a tunnel complex provides quick access by car.

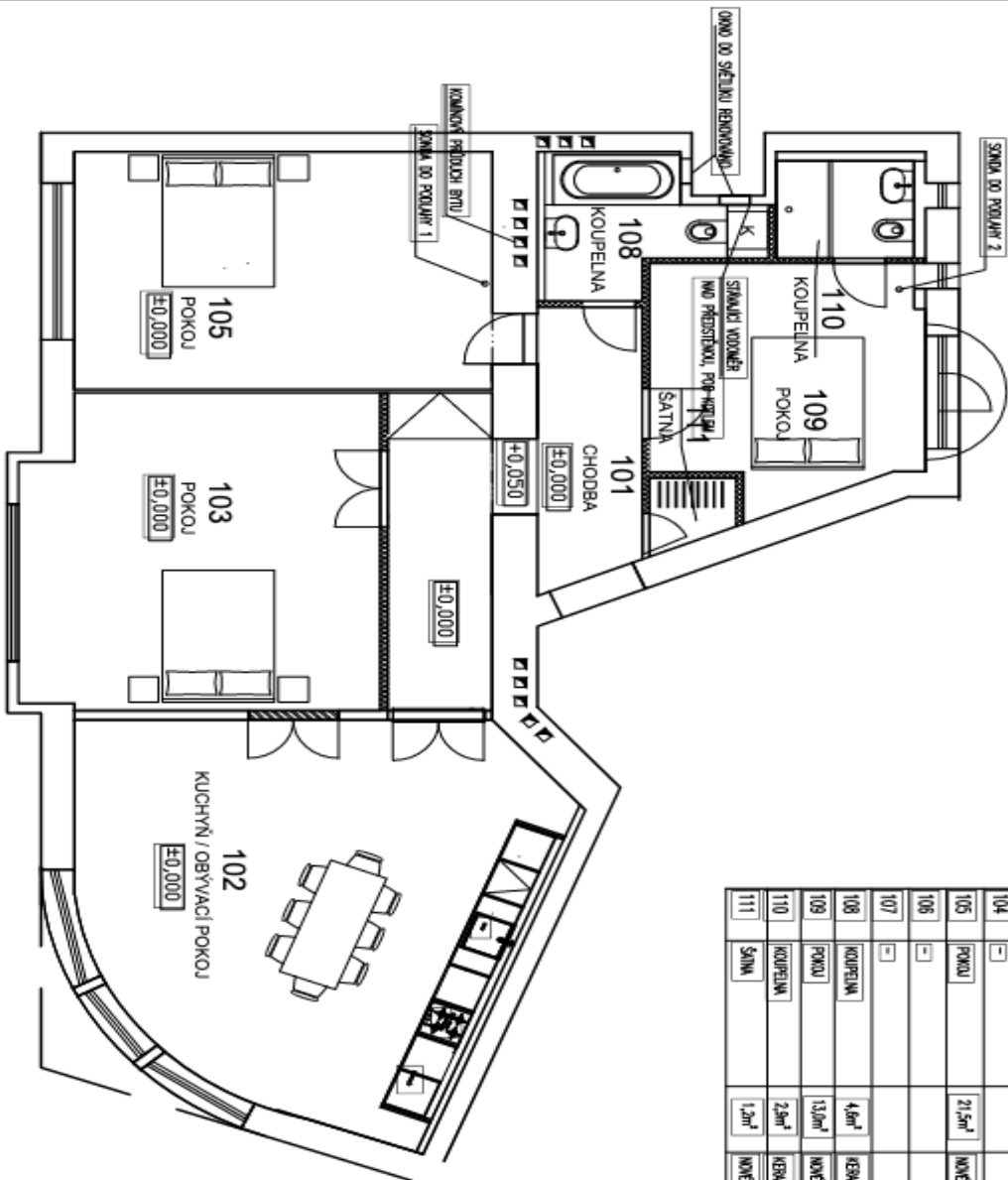
Floor area 117.4 m², balcony 1.6 m², cellar 9.1 m².



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LEGENDA MÍSTNOSTI					bytová jednotka – 1.patro	
Č.M.	NÁZEV MÍSTNOSTI	PLOCHA [m²]	NAŠLAPNÁ VRSŤVA	STRŮP	SÚ. VÝŠKA [mm]	SÍŤENÍ – FINÁLNÍ ÚPRAVA
BYTOVÁ JEDNOTKA		115,6m²				
101	CHODBA	14,4m²	NOVÉ DŘEVĚNÉ PARKETY	OMITKA + WALEN	STŘANČÍ	OMITKA + WALEN
102	KUCHYŇ/OBÝVACÍ POKOJ	34,4m²	STŘANČÍ DŘEVĚNÉ PARKETY	OMITKA + WALEN	STŘANČÍ	OMITKA + WALEN
103	POKOJ	23,5m²	STŘANČÍ DŘEVĚNÉ PARKETY	OMITKA + WALEN	STŘANČÍ	OMITKA + WALEN
104	-	-				
105	POKOJ	21,5m²	NOVÉ DŘEVĚNÉ PARKETY	OMITKA + WALEN	STŘANČÍ	OMITKA + WALEN
106	-	-				
107	-	-				
108	KOUPELNA	4,6m²	KERAMICKÁ LAŽBA	OMITKA + WALEN SV – OKR	2800	KERAM. OBKLAD
109	POKOJ	13,0m²	NOVÉ DŘEVĚNÉ PARKETY	OMITKA + WALEN	STŘANČÍ	OMITKA + WALEN
110	KOUPELNA	2,9m²	KERAMICKÁ LAŽBA	OMITKA + WALEN	STŘANČÍ	KERAM. OBKLAD
111	SÁNKA	1,2m²	NOVÉ DŘEVĚNÉ PARKETY	OMITKA + WALEN	STŘANČÍ	OMITKA + WALEN