



Apartment Two-bedroom (3+1)

€ 677 896 | CZK 16 500 000

91 m², Prague 7, Bubeneč, U Studánky



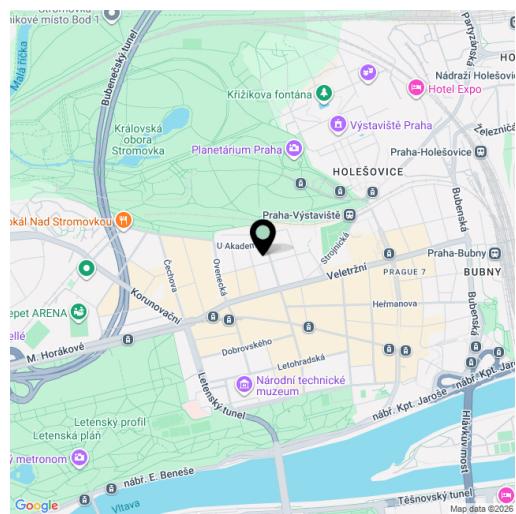


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Total area	91 m ²
Parking	-
Cellar	-
PENB	G
Reference number	110977



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This spacious two-bedroom apartment with high ceilings (3.1 m) located on the 3rd floor of a renovated residential building from 1902 with an elevator, situated in an attractive part of Bubeneč below Letná. Within walking distance are Stromovka Park, a popular spot for walks, sports, and cultural events, as well as schools of all levels, a wide range of shops, and a tram stop with fast connections to the city center.

The residential unit consists of a separate kitchen that can be connected to the neighboring room, with both rooms facing south onto the inner courtyard, 2 rooms, a bathroom with a bathtub, shower, and sink, a separate toilet, and an entrance hall.

The apartment was completed in 2005 simultaneously with the building's full renovation and has been continuously maintained. The floors are a combination of vinyl and ceramic tiles. The equipment includes a fully furnished kitchen and a gas boiler used for heating.

Letná combines the atmosphere of original historic buildings, a diverse gastronomy scene, educational institutions, and a vibrant community life. From this location, it is also possible to walk comfortably to **Prague Castle**, Old Town, and the Lesser Town. Social and cultural activities include the iconic Bio Oko cinema, the **National Gallery** in the Veletržní Palace, the National Technical Museum, **Letná Park**, and numerous establishments along Milady Horákové Street and its surroundings. Excellent public transport connections are provided by trams and buses, while driving is made easier by the nearby tunnel complex access.

Floor area 90.66 m².



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