



## Apartment Two-bedroom (3+1)

Sold

97 m<sup>2</sup>, Prague 7, Bubeneč, U Studánky

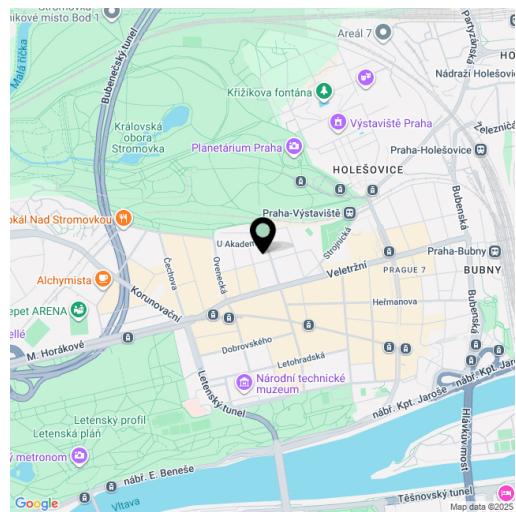




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Total area	97 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	110982



\* 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 is located on the top floor of a renovated 1902 apartment building with an elevator, situated in an attractive part of Bubeneč below Letná. Within walking distance, you will find Stromovka Park—popular for walks, sports, and cultural events—as well as schools of all levels, a wide range of shops, and a tram stop offering quick connections to the city center.**

The apartment consists of a separate kitchen that can be connected to the adjacent room, with both rooms facing south toward the courtyard, two additional rooms, a bathroom with a **bathtub** and sink, a separate toilet, and an entrance hall.

The apartment was created as part of an attic extension during the complete renovation of the historic building in 2005. Only the windows remain in their pre-renovation state; the homeowners' association has already approved a budget for their refurbishment. The equipment includes a fully fitted kitchen unit. Heating is provided by a private gas boiler.

**Letná** offers a blend of original historic architecture, a diverse gastronomic scene, educational institutions, and a vibrant community life. From this location, you can easily walk to **Prague Castle**, the Old Town, and **Milady Horákové** Street and its surroundings. Excellent public transport connections are provided by trams and buses, and car travel is facilitated by the nearby entrance to the tunnel complex.

Floor area 97.01 m<sup>2</sup>.



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