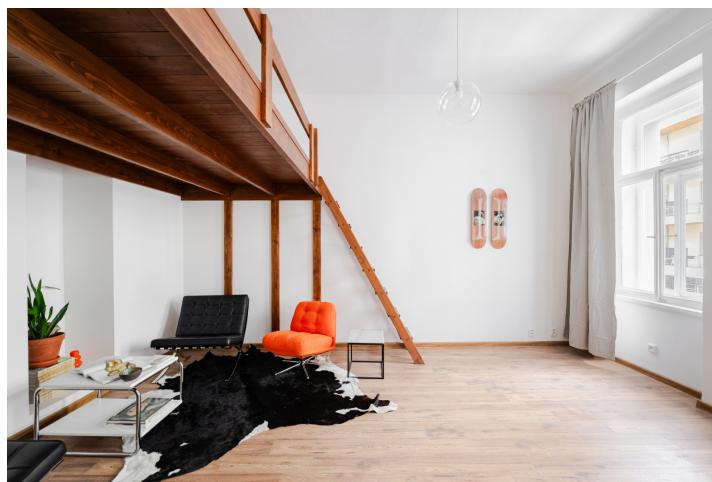
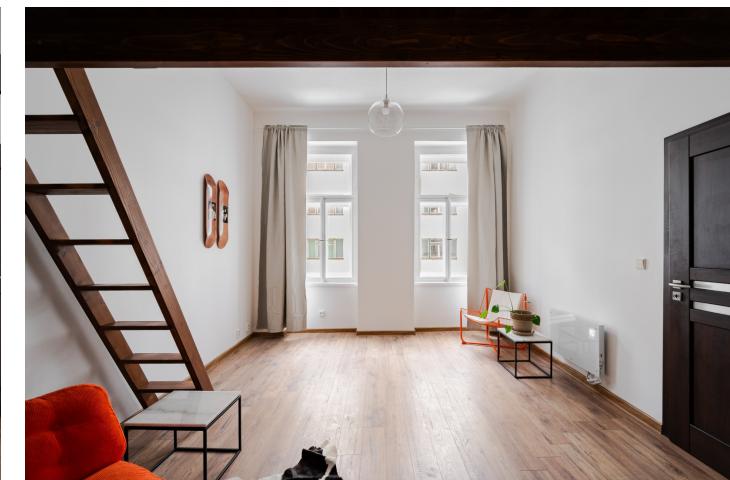




Apartment Studio (1+1)

42 m², Prague 7, Holešovice, Heřmanova

€ 382 087 | CZK 9 300 000

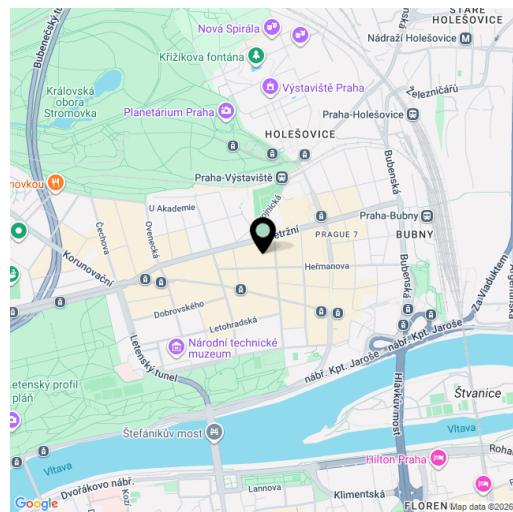




Apartment Studio (1+1)

42 m², Prague 7, Holešovice, Heřmanova

Total area	42 m ²
Parking	-
Cellar	-
PENB	F
Reference number	111851



* Size of the unit according to the Housing Act.

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

€ 382 087 | CZK 9 300 000

This bright, south-facing apartment with high ceilings and an efficiently designed interior is located in an attractive part of Prague 7 in Letná, where all amenities are within easy reach and large parks as well as the city center are easily accessible.

The apartment, located on the 1st floor, comprises a kitchen with a dining area and a spacious separate room with a **sleeping loft**, which can be used as a living room or bedroom. The layout is complemented by a bathroom with a bathtub, a separate toilet, and a small entrance hall. Above the toilet is a **practical storage space**.

Thanks to **high ceilings** and **large windows**, the interior is bright and airy. The windows are original **wooden casement windows**, and the apartment has undergone partial renovation. The kitchen floor is covered with high-quality PVC, and the room features laminate floors. Heating is provided by electric direct heaters. The building is well-maintained and has a **modern elevator**.

Letná is a **comfortable neighborhood** offering cafés, bistros, restaurants, and a rich **cultural scene**. Just steps from the building are the **Trade Fair Palace** and the Bio Oko art house cinema. The area is full of small shops, and a shopping center is nearby. A short walk leads to **Stromovka Park** and **Letná Gardens**, and the nearest tram stop is about a 2-minute walk away.

Floor area 41.57 m².