



## Apartment One-bedroom (2+kk)

Sold

81 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou

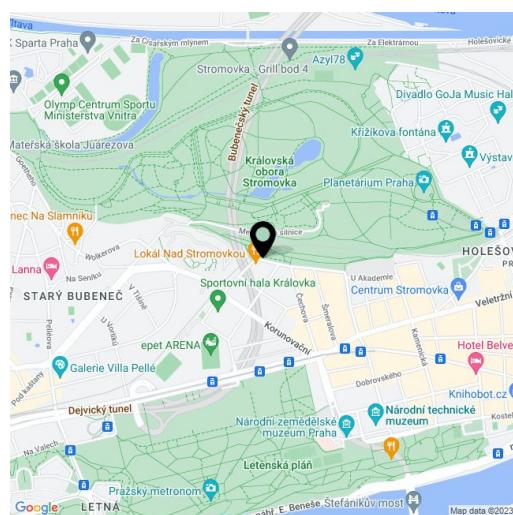




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|                  |                   |
|------------------|-------------------|
| Total area       | 86 m <sup>2</sup> |
| Floor area*      | 81 m <sup>2</sup> |
| Balcony          | 5 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 19391             |



\* 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 high-quality flat that has been carefully reconstructed boasts a fireplace and balcony and is situated on a quiet one-way street bordering Stromovka Park. The location is one of the most desirable in Prague 7 - Bubeneč.**

The flat is positioned on the 1st floor of a five-story apartment building. The main living area is spacious, open and airy, combining a living room, dining room and kitchen. Ample light streams in through large windows which face the flowering chestnut trees of Stromovka Park. Other features include a **custom-built granite fireplace of Cubist design, a kitchen area with colorful granite counters and wall panels, and a custom-made granite sink**. The bedroom has an ensuite bathroom lined in brown granite; there is also a combination water closet / laundry room lined in green marble, and a south-facing balcony overlooking a courtyard with trees.

Other amenities include massive hardwood plank flooring throughout, **new wood casement windows** and interior doors, **Miele** kitchen appliances, designer bathroom fixtures by **Il Bagno Alessi, Oval and Hansamurano**. Heating is provided by a gravity-fed central boiler and hidden radiators. The purchase price includes a **cellar** measuring 6.1 m<sup>2</sup>.

The common area of the building will undergo a complete renovation including the addition of a lift. A five minute-walk down tree-lined Čechova Street leads to a tram stop at Letenské náměstí, which links two nearby metro lines. The surrounding neighborhood is packed with cafes and restaurants, grocery stores are equally convenient. Both sports and concert stadiums are within a ten-minute walk. The Old Town neighborhood of Prague can be reached on foot in under fifteen minutes by strolling through Letná Park. Several hotels are also close by, as are beautiful embassies from around the world which occupy many of Prague's historic homes in the area.

Interior 82 m<sup>2</sup> + balcony 5 m<sup>2</sup> + cellar 6,1 m<sup>2</sup>.