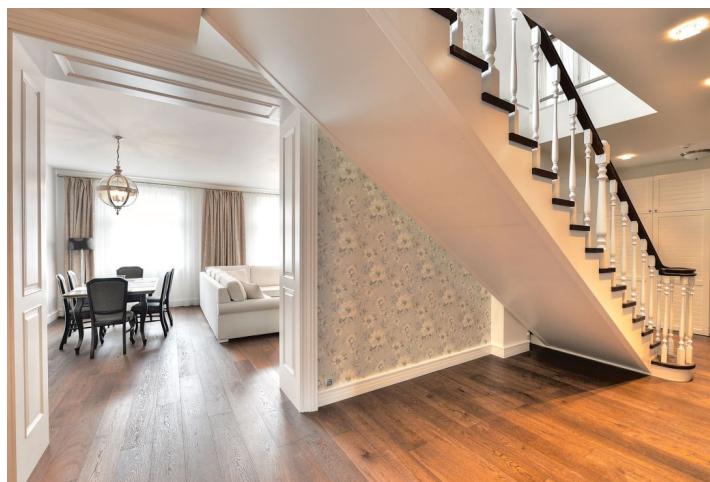




## Apartment Five-bedroom (6+1)

Sold

323 m<sup>2</sup>, Prague 7, Bubeneč, Čechova



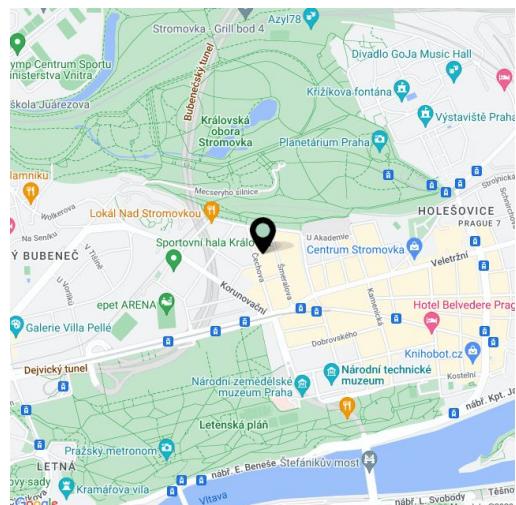


## Apartment Five-bedroom (6+1)

Sold

323 m<sup>2</sup>, Prague 7, Bubeneč, Čechova

Total area	355 m <sup>2</sup>
Floor area*	323 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	Garage with storage area
Garage	Yes
Cellar	Yes
Service price	9 500 CZK monthly
PENB	G
Reference number	22353



\* 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.

Enviable located in the most attractive area of Letná, this generously proportioned split-level attic flat features high standard materials, top-notch technologies, and a distinctive "modern vintage" style. Boasting a large terrace, plenty of natural light, and a garage parking space, this truly is an exceptional place to live.

The lower floor consists of a living room with dining area, separate elegant kitchen, master bedroom with balcony and en-suite women's closet, men's closet, master bathroom with a Finnish sauna, shower, double sink, toilet and bidet, a guest bedroom / office, separate toilet, and a central hall with staircase leading to the upper floor. The upper floor features 3 bedrooms, one en-suite and one shared bathroom, sunny gallery and terrace accessible from the hall and one of the rooms.

Hardwood floors, large format tiles and carpet, new wooden windows, replicas of the original wooden doors with decorative glazing and brass fittings, a large number of custom made built-in wardrobes. The kitchen boasts a stone worktop and high-end appliances – **Siemens** dishwasher, **Tepanyaki grill**, gas cooker, ceramic hob, microwave and convection / steam oven, **Liebherr** refrigerators and a **3-zone built-in wine fridge**. Heating is provided by individual gas boiler – heated floors (majority of the lower floors), radiators in the master bedroom and on the upper floor. The apartment has fire detectors, alarm system connected to the ARC, optical Internet connection and Wi-Fi distribution in all rooms. Quality insulation, titanium-zinc roof with new covering. The purchase price includes an onsite **garage with storage space** and remote controlled gate. There is an elevator in the building.

Highly sought after area of Bubeneč right between Stromovka and Letná parks, offering plenty of social and cultural opportunities. The building is located on a quiet, green street away from the urban bustle, yet within easy reach of quality schools, shops, delis, restaurants and other services.

The flat can be purchased as a company.

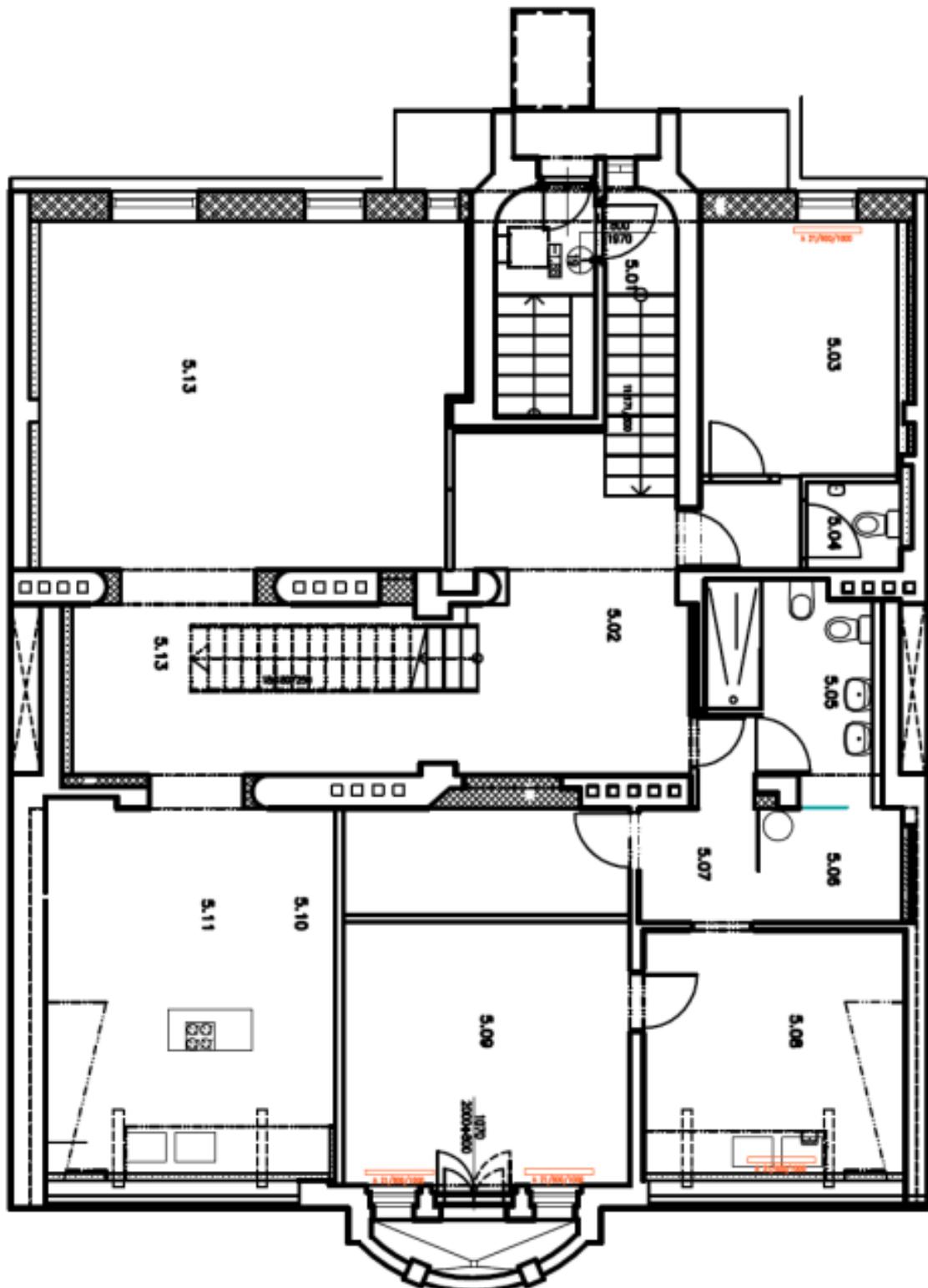
Interior 323 m<sup>2</sup>, 30 m<sup>2</sup> terrace, balcony 2 m<sup>2</sup>, garage 48 m<sup>2</sup>.



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