



## Apartment Two-bedroom (3+1)

Sold

87 m<sup>2</sup>, Prague 6, Bubeneč, Dr. Zikmunda Wintra

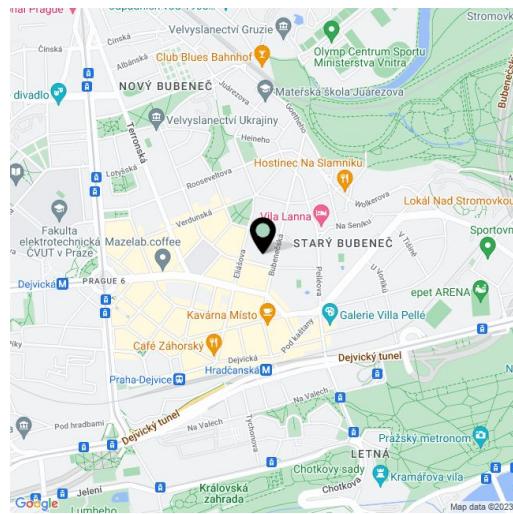




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Total area	87 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	22472



\* 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.

**Newly reconstructed ground floor apartment situated on a quiet street and located in a sought-after residential location, just a few minutes' walk from Vítězné náměstí square and Stromovka Park.**

The flat consists of a living room, kitchen, master bedroom with en-suite walk-in closet, another bedroom, bathroom with shower and window, and a hallway. The street-side living room and master bedroom face west, while the smaller bedroom (suitable for children) and kitchen are oriented to the east, towards a quiet and green courtyard.

Equipped with high-quality floating wood floors, **refurbished casement windows** and new plastic windows, **wooden interior doors with hidden hinges**, quality sanitary ware and tiles in the bathroom, suspended plasterboard ceilings, downlights in entrance hall and bathroom, new Junkers gas boiler, new walls and wiring throughout, chimney. The purchase price includes a **cellar**. Option to build a 25 m<sup>2</sup> terrace in the courtyard.

Bubeneč rightfully belongs to the most popular of Prague's residential areas. In addition to the pleasant and peaceful atmosphere with a number of beautiful parks, such as Královská obora, Stromovka, and Letná, the location offers excellent connections to the city center (tram, metro) and easy access to the Letiště Václava Havla airport. Complete amenities including quality international nurseries, schools, restaurants, cafes and sports clubs - all just a few minutes' walk from the house.

Interior 87 m<sup>2</sup>.