



## Apartment Two-bedroom (3+1)

**Sold**

109 m², Prague 7, Bubeneč, Nad Královskou oborou





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Total area	114 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	5 000 CZK monthly
PENB	G
Reference number	29508

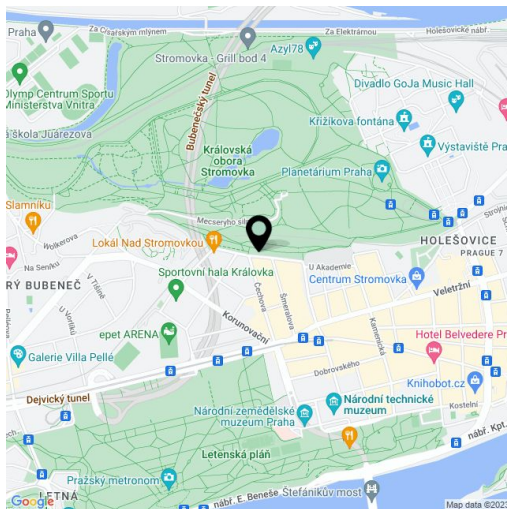
This spacious corner apartment with a balcony boasts lush green views of Stromovka Park and is housed in an apartment building on a quiet street in the popular district of Letna, right next to an entrance to Stromovka.

The layout of the apartment on the 4th floor features a living room, a kitchen with a dining room and a balcony, 2 bedrooms, an entrance hall and a bathroom (bathtub with a screen, sink, connection for washing machine, partially separated toilet). The apartment also includes a utility room on the floor in a lockable hallway and another storage space in the cellar unit.

Features include **casement windows**, **wooden floors**, refurbished doors, built-in wardrobes and a gas boiler with a Junkers boiler. The house is under reconstruction, windows are being changed, and a new lift is being prepared.

The location boasts **plenty of greenery**, **complete services** and **great transport accessibility**. The street is lined with trees, landscaped courtyards and gardens, a park right by the house. There is a tram stop close to the building from which you can reach Line A or C metro stations in 4 minutes, from which it then takes 5 minutes to get to the center. Car trips are more comfortable thanks to a nearby tunnel complex. A kindergarten, elementary school and a grammar school, are a few minutes' walk away, as is a post office, library, health center, pharmacy and an arthouse cinema. There are also many shops, cafes, bistros and restaurants.

Interior 109.3 m<sup>2</sup>, balcony 4.6 m<sup>2</sup>, utility room 1.9 m<sup>2</sup>, shared corridor 4.6 m<sup>2</sup>, cellar 3.6 m<sup>2</sup>.



\* 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.

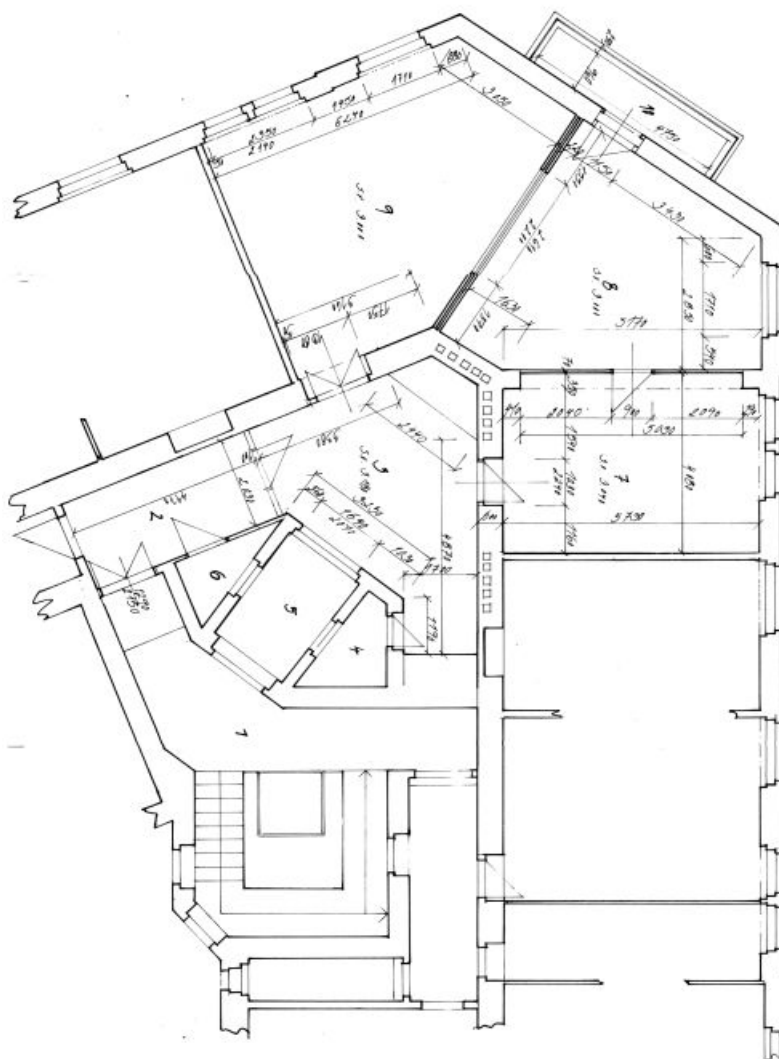




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**LEGENDA PÍŠNOSTÍ**

Č.	POZ. PÍŠNOSTI	POZ. PÍŠNOSTI	POZ. PÍŠNOSTI	POZ. PÍŠNOSTI
1	OBLOŽENÍ	910	PO	+
2	OBLOŽENÍ	244	PO	+
3	OBLOŽENÍ	4.0	+	+
4	OBLOŽENÍ	9.85	PO	+
5	OBLOŽENÍ	5.45	PO	+
6	OBLOŽENÍ	2.35	PO	+
7	OBLOŽENÍ	2.35	PO	+
8	OBLOŽENÍ	2.35	PO	+
9	OBLOŽENÍ	2.35	PO	+
10	OBLOŽENÍ	2.35	PO	+