svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

Sold

82 m², Prague 7, Bubeneč, U Studánky

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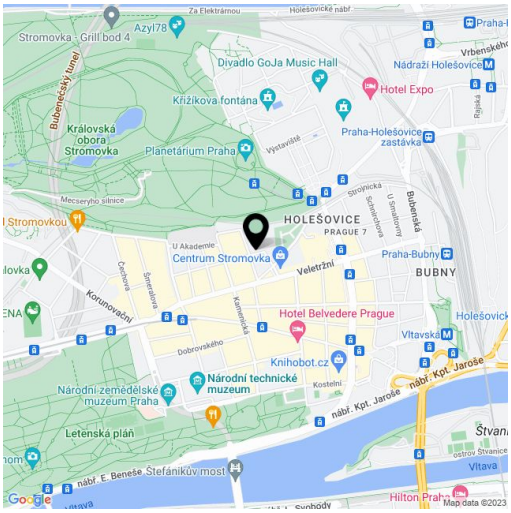
Total area	87 m²
Floor area*	82 m²
Terrace	5 m²
Parking	-
Cellar	Yes
Service price	3 100 CZK monthly
PENB	B
Reference number	31804



* 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 newly built air-conditioned attic apartment with a terrace overlooking the courtyard is located on the 4th floor of a nicely renovated brick building with an elevator. The attractive location of Letná just a few steps from Stromovka Park provides complete civic services and quick access to the city center.

Its practical layout consists of living room with a kitchen and access to the terrace, 2 bedrooms separated from the common areas by a corridor, a bathroom, a guest toilet, a foyer, and a closet with a preparation for a washing machine and a dryer.

Facilities include **wooden floors**, **wooden windows** (skylights and French), air conditioning units in all rooms, plasterboard ceilings, doors with concealed hinges, and complete sanitary facilities. The apartment comes with a **cellar.**

The building stands on a side one-way street close to a kindergarten and elementary school, the AFA, a Sokol, a cafe, or a grocery store. Nearby, there are full civic amenities (supermarket, pharmacy, post office, shops, a restaurant, or a high school). The **Stromovka** and **Letenské Sady** gardens are close-by. The transport connections are provided by trams, the ride to the Vltavska (line C) and Hradčanská (line A) metro stations takes 4 minutes, the tram ride to the center takes less than 10 minutes.

Interior 82.2 m², terrace 5 m², cellar 3.9 m².

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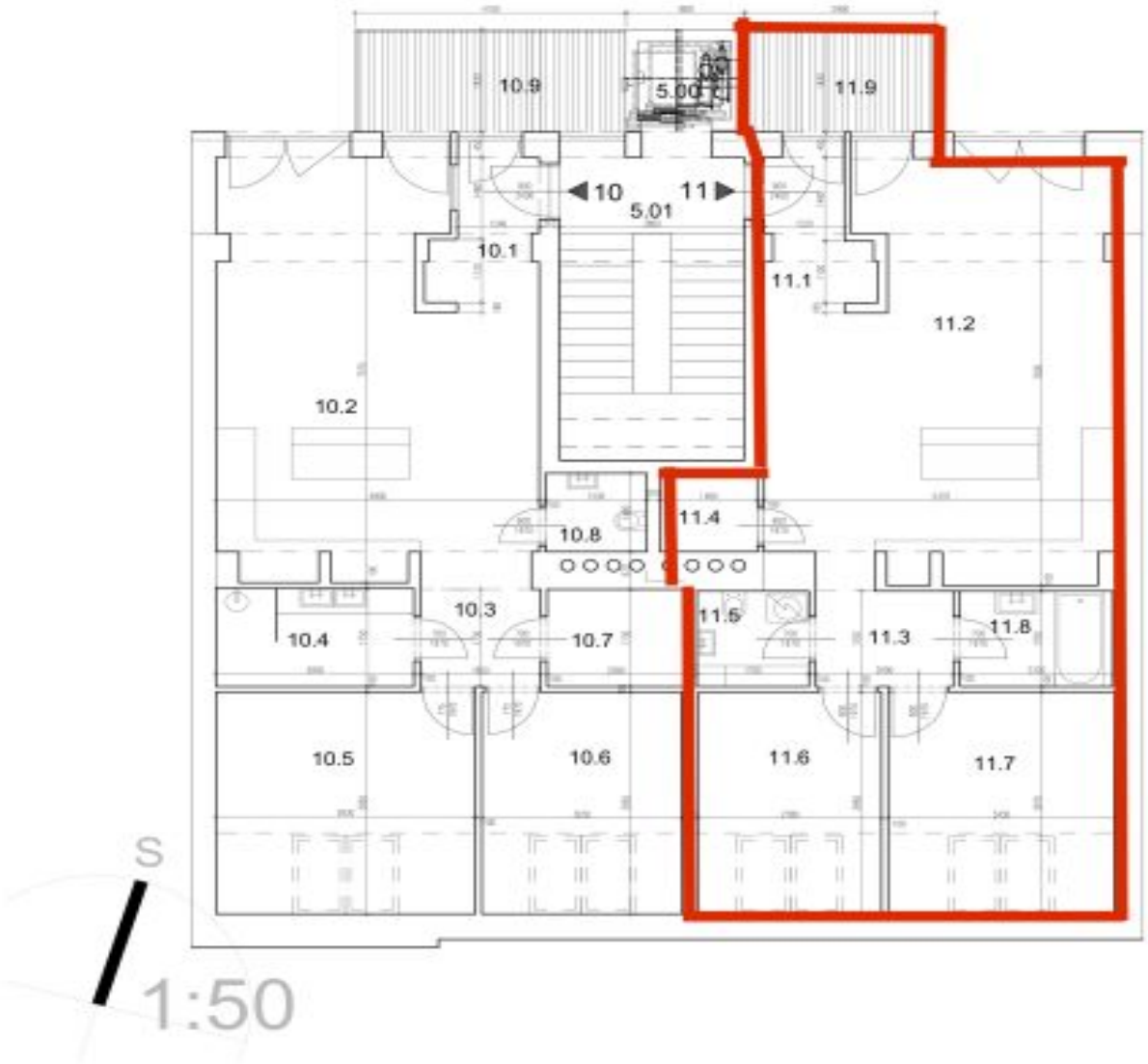
TABULKA MÍSTNOSTÍ 5NP

Číslo místnosti	Název	Plocha [m²]	Poz.
300	výtah	2,2	
301	chodba + schodiště	15,09	
BYT 11		3+kk	
10.1	předsíň	4,48	
10.2	obytná místnost	31,79	
10.3	chodba	4,08	
10.4	koupelna	5,84	
10.5	ložnice	15,60	
10.6	ložnice	12,32	
10.7	komora	4,48	
10.8	WC	2,74	
10.9	terasa	1,16	
	CELKEM	82,3	+ 7,27



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