



## Apartment Two-bedroom (3+kk)

Sold

74 m<sup>2</sup>, Prague 7, Holešovice, Veverkova

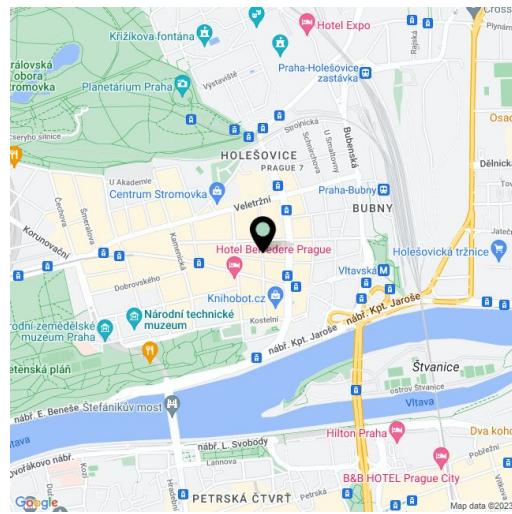




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Total area	77 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32765



\* 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 quiet apartment with high ceilings and a balcony facing the garden is located on the 1st floor of a renovated apartment building without an elevator, with only 2 units per floor. A popular location near Stromovka and Letenské Sady Gardens, with full services and perfect connections to the city center.**

There is a living room with a dining area, a kitchen, 2 bedrooms – the larger facing a quiet street, the smaller towards the courtyard, a bathroom (with a bath, sink, connection for a washing machine), a guest toilet, a pantry, a hall, and a foyer. From the hall, there are doors leading to the **west-facing balcony overlooking the greenery**.

Refurbished wooden casement windows (towards the street) and plastic (towards the courtyard), laminate floors, and tiles. There are **elevated bed platforms** in the larger bedrooms. Heating and gas pipes are new; the interior needs to be modernized. **The building has been reconstructed** (including the exterior facade, the interior areas, or new risers). The courtyard consists of a **quiet landscaped garden** with a play area and a ban on dog walking. The apartment has a cellar with security doors. Parking is in front of the building in the residents' zone.

The apartment is located just a few steps from the **National Gallery** in the Veletržní Palác Building, the Bio Oko Arthouse Theater, or the Alfréd ve dvoře Theater, close to Stromovka and Letná Parks. There are plenty of bistros, cafes, restaurants, and shops nearby; regular **farmers' markets** are held. **A large shopping center** will soon be built here. Within walking distance, there are kindergartens, elementary schools (state and private), high schools, a health center, a post office, a library, and other services. A very fast connection to the city center is provided by trams (náměstí Republiky is reachable in 6 minutes), the Vltavská (line C) metro station is within walking distance or 1 tram stop away, and the Hradčanská (line A) metro station is a few minutes away by tram.

Interior 74.5 m<sup>2</sup>, balcony 2.1 m<sup>2</sup>.



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