



## Apartment One-bedroom (2+1)

Sold

63 m<sup>2</sup>, Prague 7, Holešovice, Bubenská



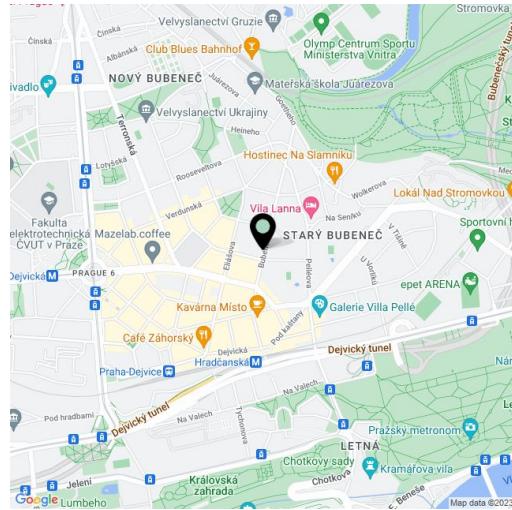


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Total area	63 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 982 CZK monthly
PENB	G
Reference number	36209



\* 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 bright east-facing apartment is located on the 2nd floor of a stylish apartment building from the 1930s standing by the Vltavská metro station near Strossmayerovo and Řezáčovo squares. The apartment is in its original condition prior to reconstruction, so you can create a space that conforms to your own ideas. Cooperative ownership.

The apartment area consists of a living room with a dining area (22.8 m<sup>2</sup>), a bedroom (18.9 m<sup>2</sup>), a kitchen, a bathroom with a toilet and a bathtub, a foyer, a hall, and a closet.

The interior is suitable for modernization; a partial reconstruction took place in 2011 (bathroom, kitchen, water pipes, floors in the hall and foyer). The risers have been reconstructed; the windows will be replaced soon. The floors are original parquet; windows are original casement with views of the green area of the park. Central heating. Possibility of setting up an Internet connection. The building is well maintained; there is an **elevator**. The unit comes with a cellar. Comfortable **parking for residents** (in the blue zone). Monthly costs are CZK 4,000. In the future, after the reconstruction of the windows and new electrical wiring, the co-op board will discuss the transfer of the apartment from cooperative to private ownership.

The easily accessible neighborhood is located in the **immediate vicinity of the center** of Prague, within walking distance of the **Stromovka** and **Letna** parks and **Strossmayerovo Square**. Just a few steps from the building is a metro station (line C) and the Vltavská tram stop. The ride to the city center takes about 5 minutes. There is an elementary school and kindergarten nearby as well as many cafes, bakeries, restaurants, and shops, and **farmers' markets** are held on Řezáčovo Square. The **National Gallery**, the **Bio Oko** art house cinema, or the **Exhibition Grounds** are also close-by.

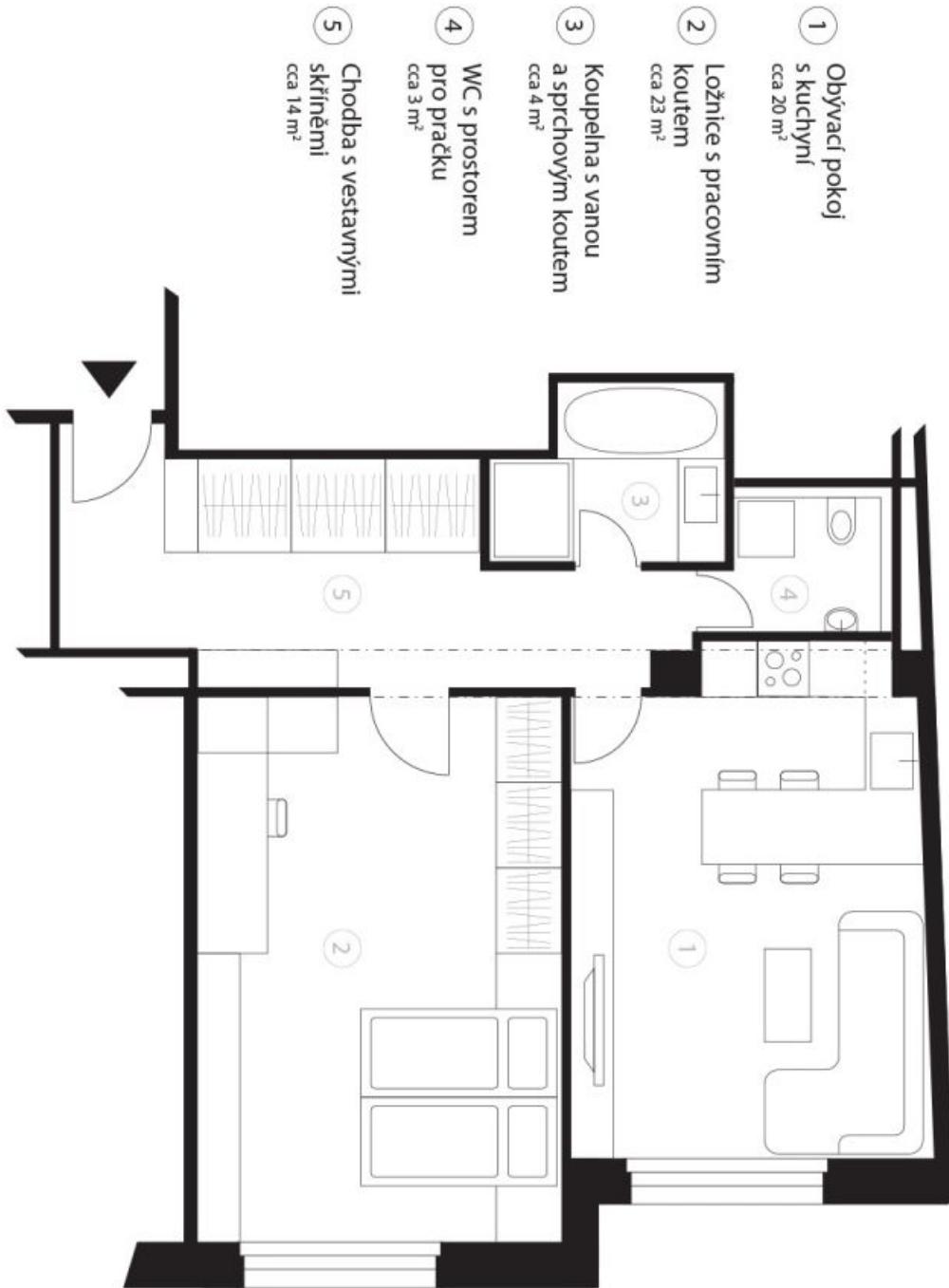
Interior 63.1 m<sup>2</sup>, cellar 2.5 m<sup>2</sup>. Visualizations are of a possible version of the interior.



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