



## Apartment Three-bedroom (4+1)

Sold

115.7 m<sup>2</sup>, Praha 6, Bubeneč, Goetheho





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|                  |                    |
|------------------|--------------------|
| Total area       | 128 m <sup>2</sup> |
| Floor area*      | 116 m <sup>2</sup> |
| Terrace          | 12 m <sup>2</sup>  |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 101696             |

**This apartment with high ceilings, breathtaking views of greenery, a terrace, and a garage parking space is spread out over the entire 1st floor of a boutique villa designed by prominent architects of the last century. The building is located in the diplomatic district of Prague 6 - Bubeneč, just a few steps from Stromovka Park.**

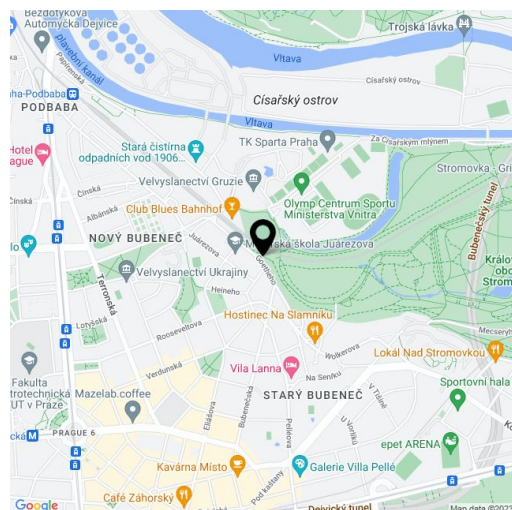
The layout offers a living room with access to the **terrace**, a separate dining room with an adjoining kitchen, a master bedroom with access to the terrace, a second bedroom, a bathroom (bathtub, toilet, bidet, sink), a separate toilet, a foyer, and a closet with a sink and connection for a washing machine.

The original semi-detached family house in a **late modern style** was built in 1920-22 according to the project by the successful **architects Arnošt Muhlstein and Viktor Fürth**. The building has been nicely maintained, the windows are plastic with unbreakable safety glass, the floors in the apartment are **wooden, marble** features in the bathroom, toilet, and on the windows, heating is by a gas boiler, and the security system is by Jablotron. The kitchen is equipped with built-in appliances and a **granite worktop**; the bedrooms have built-in wardrobes. In addition to the terrace, the apartment also has **1 parking space** in the double garage and a **cellar**. The layout can easily be changed to create a third bedroom in the present kitchen. The garden does not belong to the apartment.

**A wonderful place in the midst of greenery** and in the neighborhood of important buildings, in the immediate vicinity of **Stromovka Park, Riverside School**, a private international kindergarten, and other state and private schools and kindergartens, **tennis and volleyball courts**, an athletic hall, several restaurants and cafes, and a supermarket are a 2-minute drive away. Transport connections to the Hradčanská metro station are provided by buses (5-minute drive), and it is easy to get to the Dejvické and Bubenečské tunnels.

Floor area 115.7 m<sup>2</sup>, terrace 12 m<sup>2</sup>.

A right of first refusal is attached to the unit. For more information, please contact our office.



\* 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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Příloha č.1

-  byty
-  společné části
-  společné části ve výlučném užívání
-  nenosné příčky náležící k bytům

Půdorys 1.NP

