



Apartment One-bedroom (2+kk)

€ 508 037 | CZK 12 800 000

67 m², Prague 7, Bubeneč, Milady Horákové





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Total area	68 m ²
Floor area*	67 m ²
Balcony	1 m ²
Parking	-
Cellar	19 m ²
PENB	G
Reference number	104002

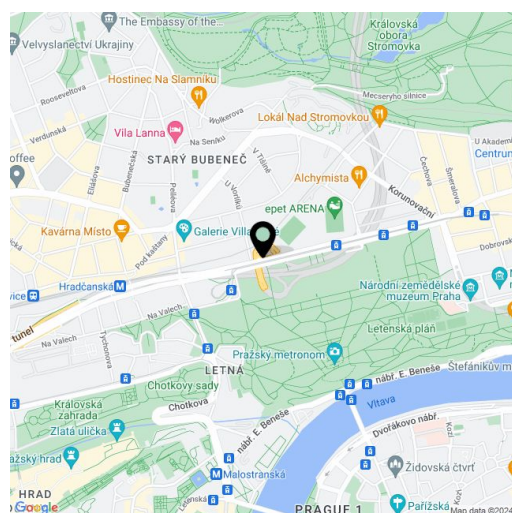
This designer apartment, which has been completely and carefully reconstructed, with a bedroom overlooking the green courtyard and a living room with a view of the Letenská Plain, is located on the ground floor of a listed Functionalist building situated in a prestigious place in Letná. The center of Prague is only a few minutes away by tram from a stop right by the building.

The layout of the apartment consists of a living room with a kitchen, a bedroom, a bathroom (with a toilet), and a large entrance hall with storage space. The living room faces southeast and offers **views of the Letenská Plain**, and the bedroom window and adjacent **balcony** face northwest towards a **beautifully landscaped multifunctional courtyard** with a children's playground, greenery and, above all, a **Neo-Renaissance water tower**.

The apartment has been perfectly renovated, the floors are new **wooden**, the casement windows are also new. The ceiling height is **3.20 m**. The interior was conceived in a **Purist style**, built-in wardrobes provide plenty of storage space, the understated kitchen is equipped with modern built-in appliances. The bathroom has tiles in a **marble decor**. The apartment comes with a **spacious basement room** with smaller windows towards the street and its own heating, accessible through the cellars. **All the equipment** is included in the purchase price.

This unique block of **Molochov Functionalist buildings** was built in 1937-1938. It is located right next to a tram stop, near several cafes, restaurants, shops including a supermarket, a post office, sports hall, and **outdoor sports fields**. **Cultural events** are regularly held in the courtyard in an area with a water tower. Across the street is **Letenské Sady Park** with a **cycling and inline trail**, and in the summer the traditional festival of the new circus and **Letní Letná** theater takes place here. The center is only a few minutes away by tram, and the Hradčanská or Vltavská metro stations are also nearby.

Floor area 67.1 m², cellar 18.9 m², balcony 1.1 m².



* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.