Apartment Studio (1+kk)

Sold

33 m², Prague 10, Strašnice, Ve Stínu











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PENB

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Total area	61 m²
Floor area*	33 m²
Terrace	28 m²
Parking	
Cellar	Yes

	Molzerova
Napoletana -	Malešická Rektorská Marjodanská
O V Original Pizza	Malesicky park MA
Na Trepeşine	Restaurace Púda 🕡
"I Kran	tulná Nad Vodovodem Počernická
Anvodem	dovodem NOVÉ MALEŠICE
Nad Vou	a&o Hostel Praha Rhea
Na Vinici 2	V Úzlabíně Tismická ZB
PTV Prima,	spol. s.r. o
00 00 0	î î Černokostelecká î î
	SOLIDARITA
Krátká Nad Primaskou	Brigádníků Brigádníků Brigádníků Novostrašnícká
Had Pringskou Vilová Strašnická M	Supermarket BILLA STRAŠNICE WOLKINACH NOVÉ S
namenta Auska PRAGUE 10	Nosická Hotel Uno Prague
čs PRIM D	Restaurace U Kaśpárka Sełaká EXTRA Pral V Rybnickách Tomická
Google U Hank E Gutora .	Metropolitní Skalka Map data ©2024

* 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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This new, bright apartment with a large private terrace, parking and the possibility of using a shared garden is part of the extension of a cozy apartment building located in the traditional residential district of Prague 10 - Strašnice with all the infrastructure and lots of greenery.

The layout of the 3rd floor apartment consists of a **corner** living room with preparation for the kitchen, a bathroom (with a bath, toilet and connection for a washing machine) and an anteroom. In the living room, 2 entrances lead to the **largest terrace in the project**.

The high standard facilities include triple-glazed wooden windows, oiled oak flooring (in 4 colours), fire safety entrance doors with noise insulation, interior panel doors with M&T Burak hardware in matt nickel, Villeroy & Boch sink and toilet, cast iron marble bathtub of the same brand, ISAN bathroom radiator, Argenta Kenzo and Unique Travertine Minimal or Ribesalbes Ocean large-format tiles and coverages, anti-slip tiles on the terrace, Legrand electrical end elements. The standard also includes preparation for air conditioning and exterior blinds. Underfloor heating in the entire apartment will be provided by a gas boiler. The apartment includes a cellar cubicle and a parking space on the property, residents will have access to a shared garden. A brick house from the 20s/30s of the 20th century with 12 residential units, the common areas have been reconstructed. There is no elevator.

Convenient location in a side street near the Solidarita tram stop, approx. 15 minutes' walk from the Strašnická metro station. There are restaurants, a post office, shops and medical services in the vicinity, the area is made more pleasant by a lot of green areas in gardens and landscaped parks.

Floor area 33 m², terrace 27.5 m².

Start of construction May/June 2024, estimated completion date late 2024/early 2025.

Visualizations are informative.





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