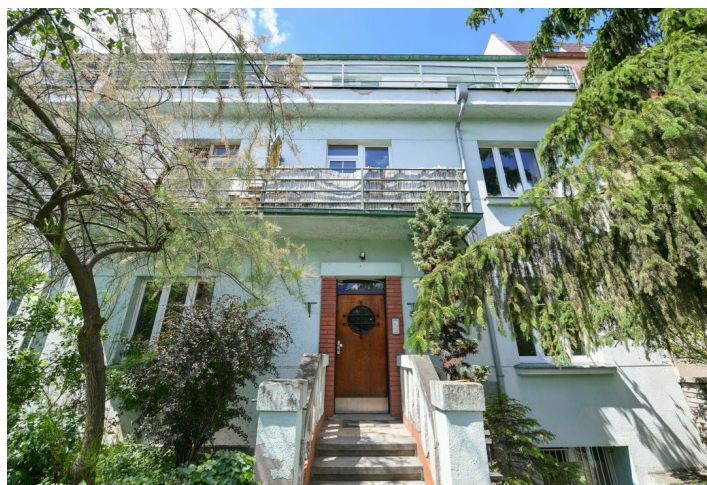




Apartment Two-bedroom (3+kk)

€ 500 596 | CZK 12 600 000

64.23 m², Prague 10, Strašnice, Ve Stínu





Apartment Two-bedroom (3+kk)

€ 500 596 | CZK 12 600 000

64.23 m², Prague 10, Strašnice, Ve Stínu

| | |
|------------------|--|
| Total area | 80 m ² |
| Floor area* | 64 m ² |
| Terrace | 16 m ² |
| Parking | 1 parking space included in the purchase price |
| Cellar | Yes |
| PENB | D |
| Reference number | 104572 |

This new, bright apartment with a 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 a complete infrastructure.

The area of the 3rd top floor apartment is divided into a living room with an adjoining kitchen, two bedrooms, a bathroom (with a bathtub, a sink and a toilet), and an entrance hall. The living room has access to a **spacious terrace**.

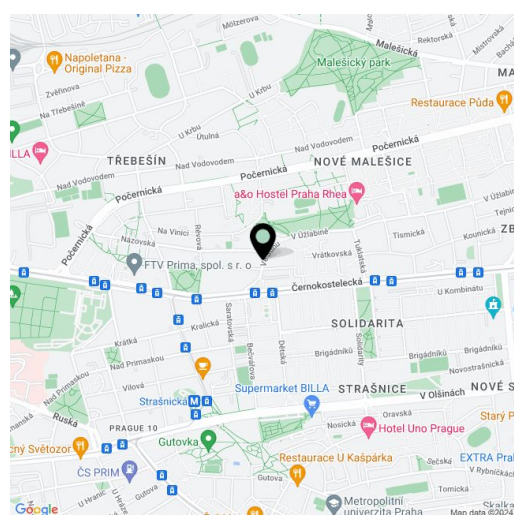
The **high standard facilities** include **triple-glazed wooden windows, oiled oak floors** (choice of 4 stain options), a safety fireproof entrance door with noise insulation, interior panel doors with **M&T Burak** hardware in **matt nickel**, **Villeroy & Boch** sink and toilet, **ISAN** bathroom radiator, **Argenta Kenzo** and **Unique Travertine Minimal** or **Ribesalbes Ocean** large-format floor and wall tiles, non-slip tiles on the terrace, and elements by the **Legrand** electrical brand. There is also a preparation for **air-conditioning** and **exterior blinds**, and floor heating in the entire apartment will be provided by a gas boiler. **The price of the apartment includes 1 parking space on the property and a cellar storage cubicle.** Residents can use a common garden. The common areas in the brick building from the 1920s-1930s with 12 apartment units have been reconstructed. **No elevator.**

A convenient location on a side street near the Solidarita tram stop, approx. 15 minutes' walk from the Strašnická metro station. Kindergartens and schools, restaurants, a post office, shops, and medical services are in the immediate vicinity, and the area is made even more pleasant by **the abundance of green areas in gardens and landscaped parks.**

Floor area 64,23 m², terrace 15.7 m².

Estimated completion date Q1/Q2 2025.

Visualizations are solely for illustration purposes.



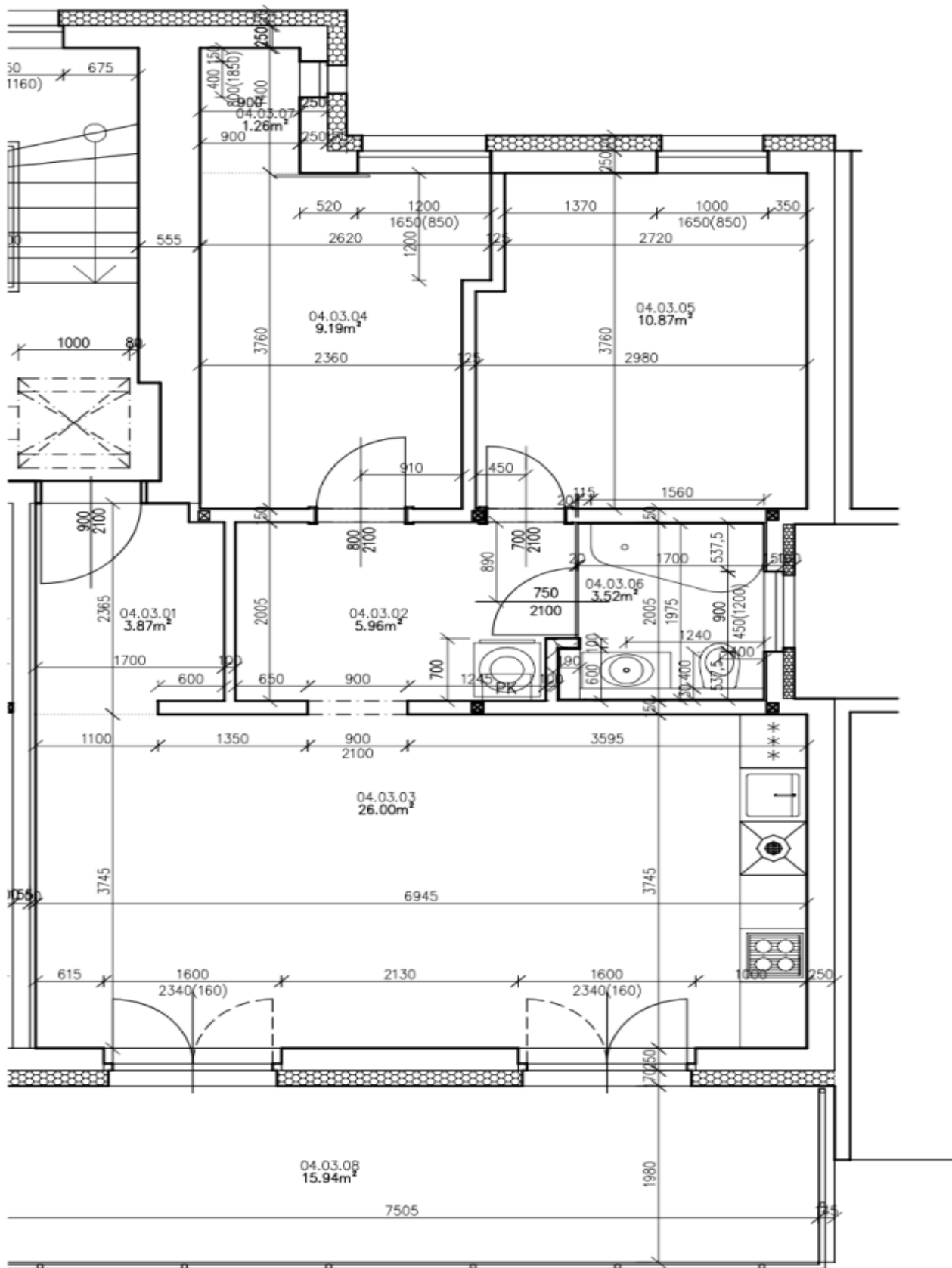
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Two-bedroom (3+kk)

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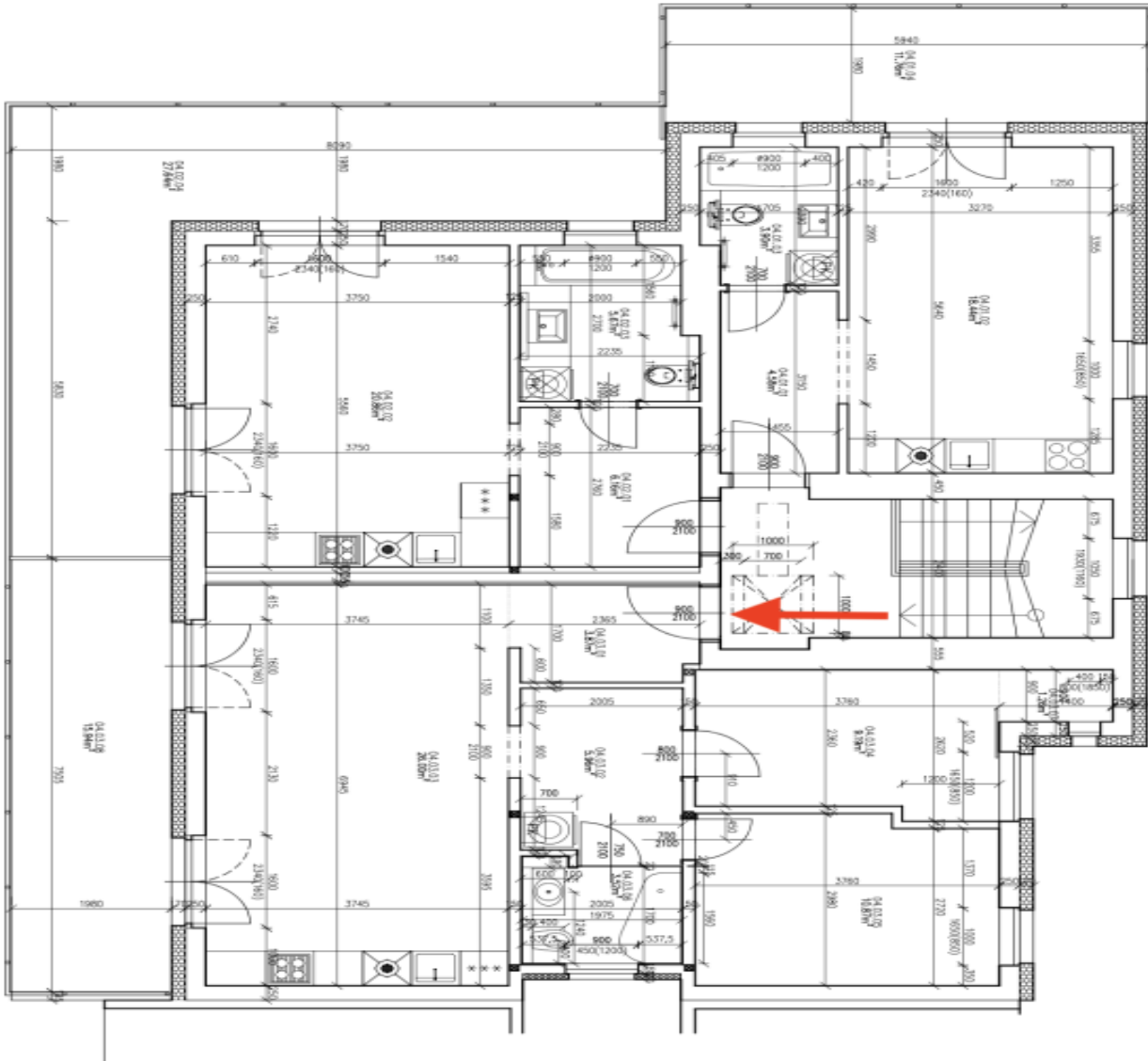




Apartment Two-bedroom (3+kk)

€ 500 596 | CZK 12 600 000

64.23 m², Prague 10, Strašnice, Ve Stínu



| Číslo | Název | Podlahy | Podlaží | Podlaží |
|-----------|--------------------|---------|---------|---------|
| 04.01.01 | Obývací pokoj | 1 | 1 | 1 |
| 04.01.02 | Kuchyň | 1 | 1 | 1 |
| 04.01.03 | Ložnice | 1 | 1 | 1 |
| 04.01.04 | Ložnice | 1 | 1 | 1 |
| 04.01.05 | Koupelna | 1 | 1 | 1 |
| 04.01.06 | Chodba | 1 | 1 | 1 |
| 04.01.07 | WC | 1 | 1 | 1 |
| 04.01.08 | Prádlna | 1 | 1 | 1 |
| 04.01.09 | Technická místnost | 1 | 1 | 1 |
| 04.01.10 | Skříň | 1 | 1 | 1 |
| 04.01.11 | Chodba | 1 | 1 | 1 |
| 04.01.12 | Chodba | 1 | 1 | 1 |
| 04.01.13 | Chodba | 1 | 1 | 1 |
| 04.01.14 | Chodba | 1 | 1 | 1 |
| 04.01.15 | Chodba | 1 | 1 | 1 |
| 04.01.16 | Chodba | 1 | 1 | 1 |
| 04.01.17 | Chodba | 1 | 1 | 1 |
| 04.01.18 | Chodba | 1 | 1 | 1 |
| 04.01.19 | Chodba | 1 | 1 | 1 |
| 04.01.20 | Chodba | 1 | 1 | 1 |
| 04.01.21 | Chodba | 1 | 1 | 1 |
| 04.01.22 | Chodba | 1 | 1 | 1 |
| 04.01.23 | Chodba | 1 | 1 | 1 |
| 04.01.24 | Chodba | 1 | 1 | 1 |
| 04.01.25 | Chodba | 1 | 1 | 1 |
| 04.01.26 | Chodba | 1 | 1 | 1 |
| 04.01.27 | Chodba | 1 | 1 | 1 |
| 04.01.28 | Chodba | 1 | 1 | 1 |
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| 04.01.78 | Chodba | 1 | 1 | 1 |
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| 04.01.80 | Chodba | 1 | 1 | 1 |
| 04.01.81 | Chodba | 1 | 1 | 1 |
| 04.01.82 | Chodba | 1 | 1 | 1 |
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| 04.01.93 | Chodba | 1 | 1 | 1 |
| 04.01.94 | Chodba | 1 | 1 | 1 |
| 04.01.95 | Chodba | 1 | 1 | 1 |
| 04.01.96 | Chodba | 1 | 1 | 1 |
| 04.01.97 | Chodba | 1 | 1 | 1 |
| 04.01.98 | Chodba | 1 | 1 | 1 |
| 04.01.99 | Chodba | 1 | 1 | 1 |
| 04.01.100 | Chodba | 1 | 1 | 1 |

