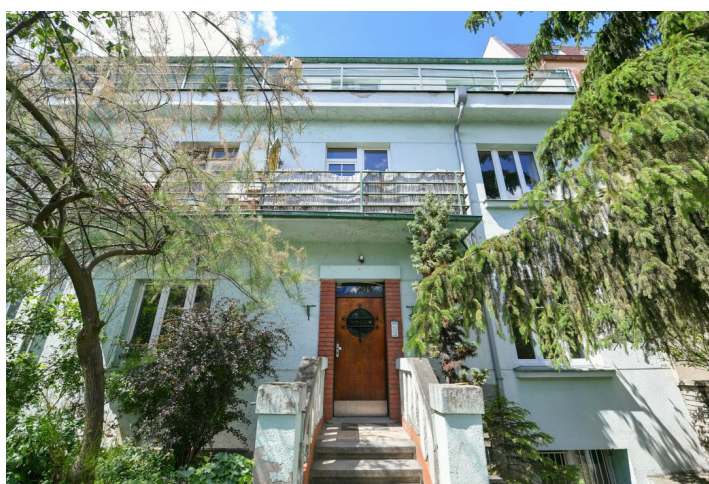




## Apartment Two-bedroom (3+kk)

€ 504 707 | CZK 12 600 000

63.08 m<sup>2</sup>, Prague 10, Strašnice, Ve Stínu







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Total area	79 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
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**.

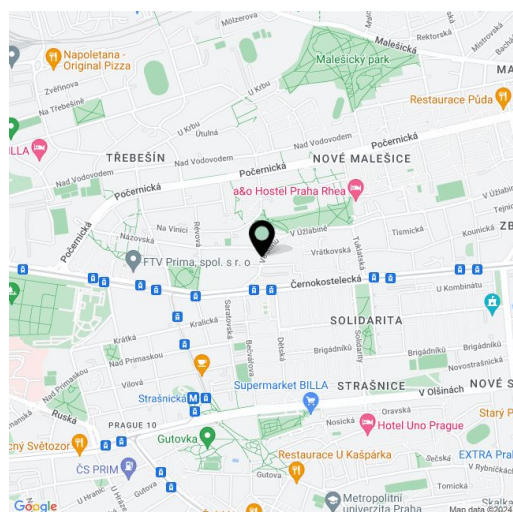
The **high standard facilities** include **triple-glazed wooden windows, oiled oak floors** (choice of 4 stain options), a safety fireproof entrance door with noise insulation, interior panel doors with **M&T Burak** hardware in **matt nickel**, **Villeroy & Boch** sink and toilet, **ISAN** bathroom 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 63,08 m<sup>2</sup>, terrace 15.94 m<sup>2</sup>.

**Estimated completion date Q1/Q2 2025.**

Visualizations are solely for illustration purposes.



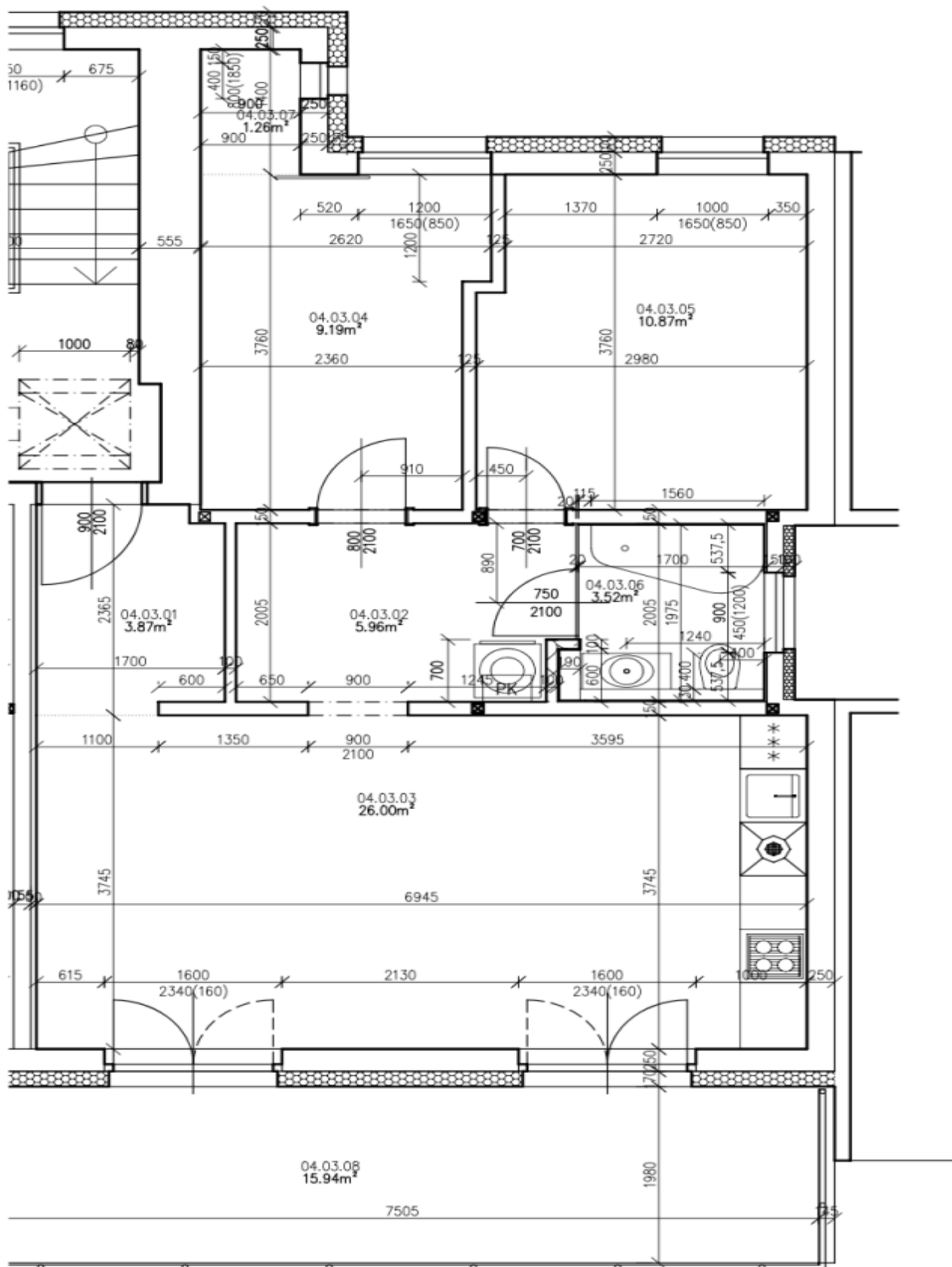
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Two-bedroom (3+kk)

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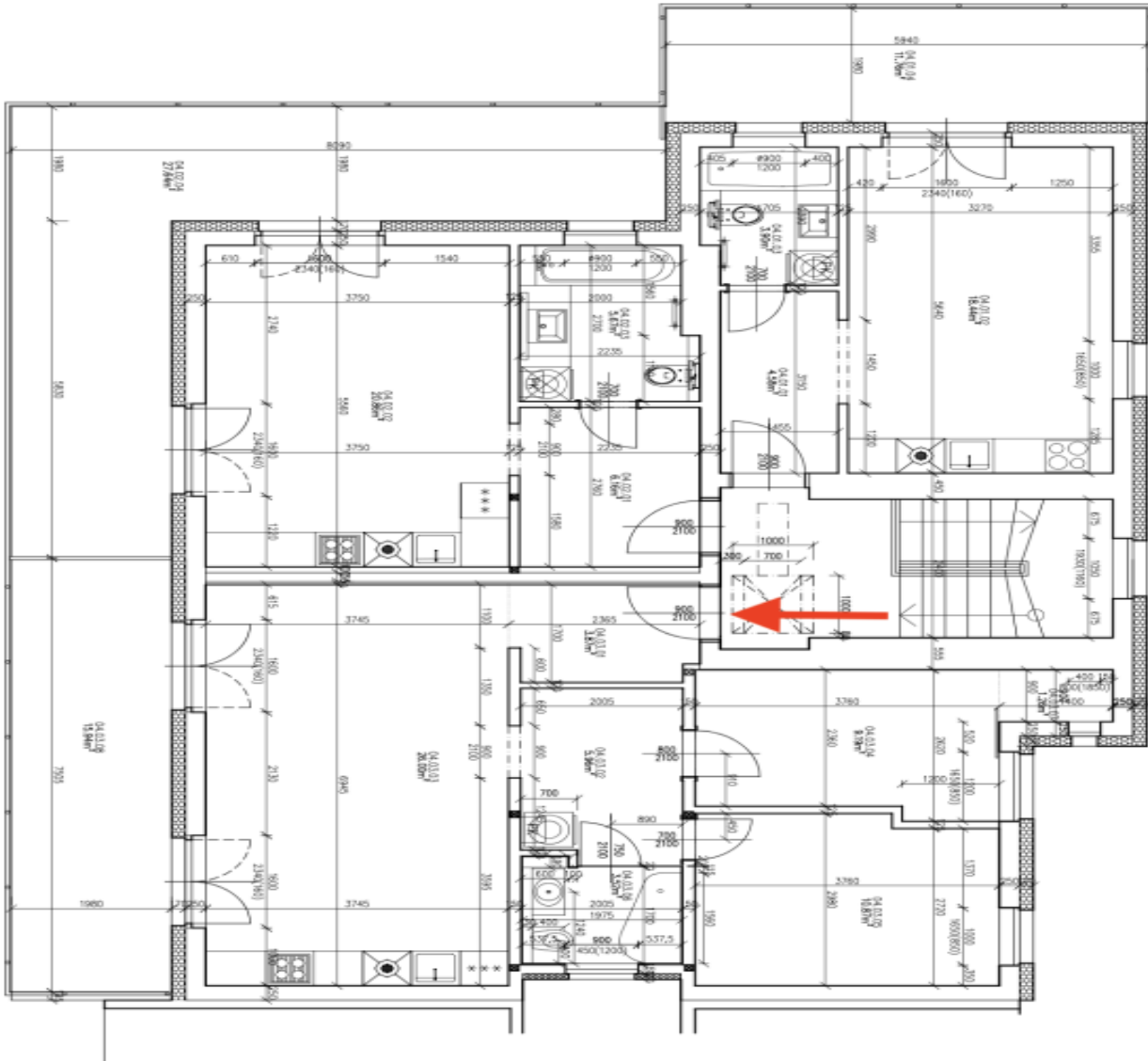




# Apartment Two-bedroom (3+kk)

€ 504 707 | CZK 12 600 000

63.08 m<sup>2</sup>, Prague 10, Strašnice, Ve Stínu



Objekt	Podlaží	Podlaží
04.01.01	1/1	1/1
04.01.02	1/1	1/1
04.01.03	1/1	1/1
04.01.04	1/1	1/1
04.01.05	1/1	1/1
04.01.06	1/1	1/1
04.01.07	1/1	1/1
04.01.08	1/1	1/1
04.01.09	1/1	1/1
04.01.10	1/1	1/1
04.01.11	1/1	1/1
04.01.12	1/1	1/1
04.01.13	1/1	1/1
04.01.14	1/1	1/1
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04.01.97	1/1	1/1
04.01.98	1/1	1/1
04.01.99	1/1	1/1
04.01.100	1/1	1/1

