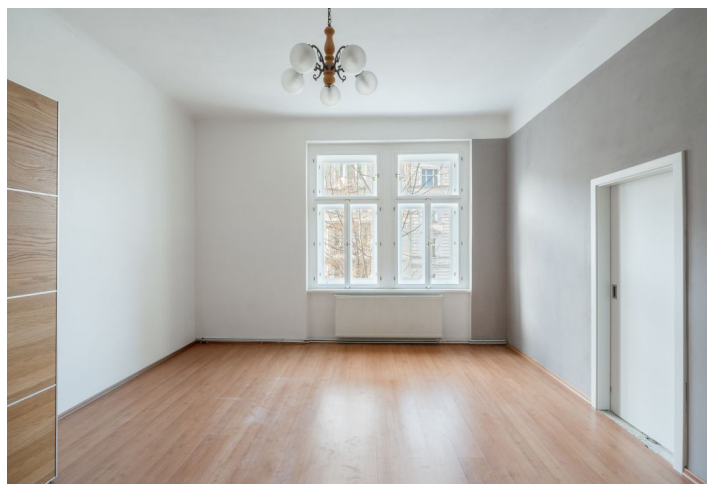
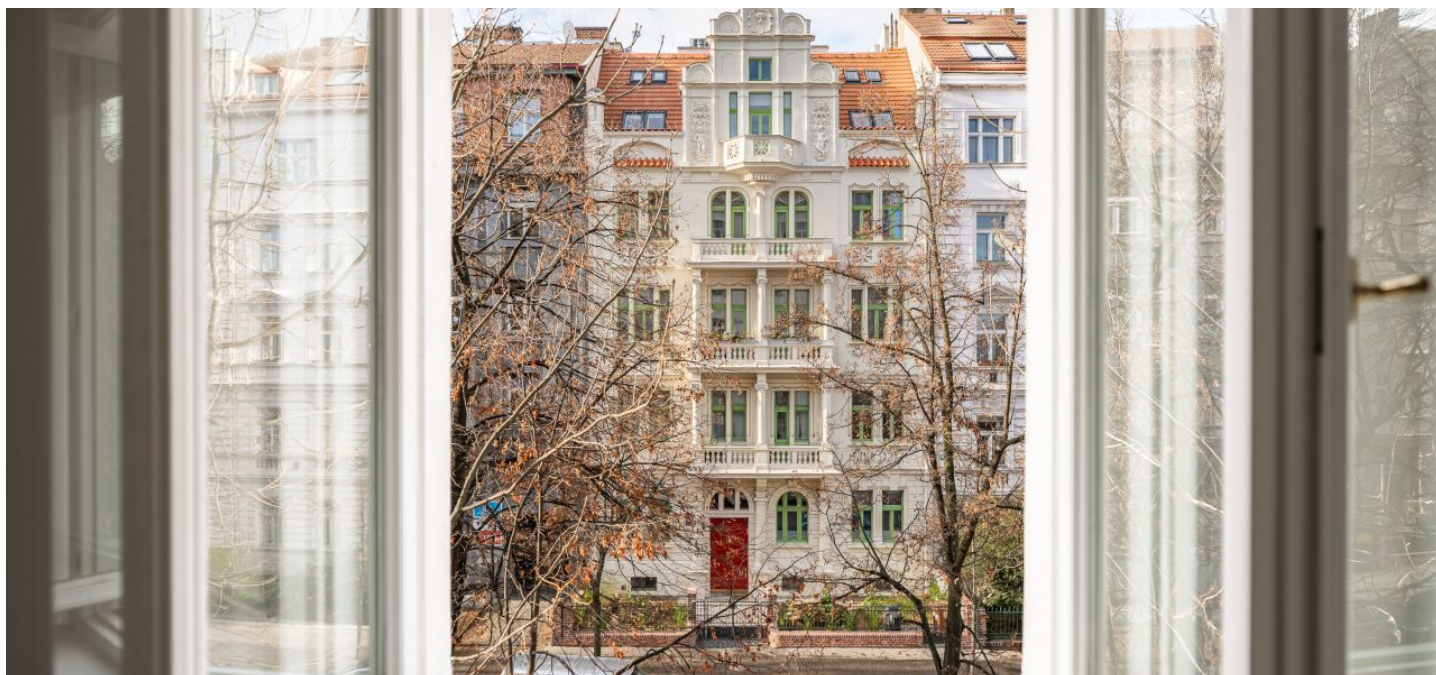




Apartment Two-bedroom (3+1)

€ 632 962 | CZK 15 900 000

83.7 m², Prague 7, Bubeneč, Nad Královskou oborou





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€ 632 962 | CZK 15 900 000

83.7 m², Prague 7, Bubeneč, Nad Královskou oborou

Total area	84 m ²
Parking	-
Cellar	2 m ²
PENB	G
Reference number	106583

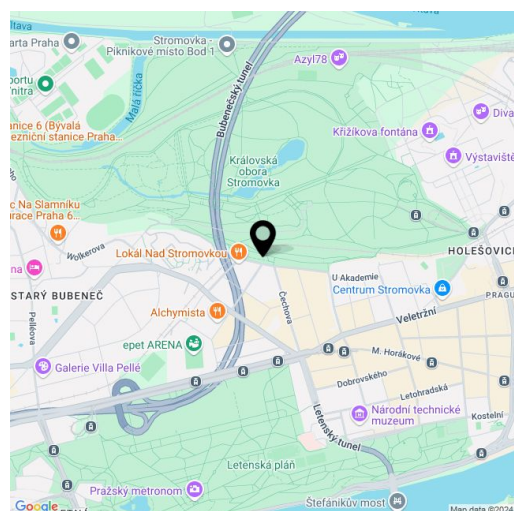
This beautiful sunny, west-facing apartment with views of the Stromovka Royal Game Reserve is located on the 2nd floor of an apartment building with an elevator. This attractive part of Prague 7 guarantees comfortable urban living in close proximity to a popular park, which invites you to relax in nature and a wide range of social activities.

The layout consists of a large living room, a kitchen, 2 bedrooms, a bathroom, a separate toilet, and 2 storage rooms. With a simple reconstruction, **the layout can be changed to 3-bedroom or spacious 2-bedroom apartment**. The apartment also includes a cellar. The building has been renovated and has a new glass elevator. Residents are allowed to park in the blue zone in front of the building.

Original historical elements, such as **casement windows**, high ceilings, and **original stoves**, give the apartment a unique period atmosphere and unmistakable character. **The view** of the greenery further enhances this impression. Heating is provided by a gas boiler. The apartment is suitable for modernization.

The sought-after area in the vicinity of the **Stromovka** Royal Game Reserve offers the perfect combination of full civic amenities, abundant greenery, and easy access to the city center. In the vicinity you will find a large number of cafes, bistros, restaurants, and shops, including a large shopping mall, as well as cultural destinations, such as the **National Gallery** in the Trade Fair Palace, the Industrial Palace at the **Exhibition Center**, or the popular **Bio Oko** community cinema. The city center is conveniently and quickly accessible by tram, for drivers the close entrance to the tunnel complex is a great advantage.

Floor area 83.70 m², cellar 2 m².



* 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.