



## Apartment One-bedroom (2+kk)

€ 338 174 | CZK 8 500 000

56.9 m<sup>2</sup>, Prague 10, Strašnice





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Total area	57 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106799

\* 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.

**The ground floor apartment is part of a small apartment building located in a traditional residential area of Prague 10 - Strašnice with a complete infrastructure and plenty of greenery.**

The layout of the apartment consists of an entrance hall, a living room with a preparation for a kitchen, and a bathroom (shower, sink, toilet, washing machine connection).

**The building and apartment are currently being renovated.** Facilities include plastic windows with triple glazing, oiled oak floors, fire-resistant security entrance doors with noise insulation, interior doors, Villeroy & Boch sink and toilet, cast marble bathtub of the same brand, and large-format floor and wall tiles. Heating will be provided by an 1x 1500W INGENIUM oil radiator and hot water will be provided by a boiler. **The apartment comes with a cellar**, and residents will have access to a shared garden. The brick building from the 1920s/1930s with 12 residential units has **no elevator**. Parking is possible in the blue zone in front of the building.

A convenient location on a side street near the Solidarita tram stop, about a 15-minute walk from the Strašnická metro station. There are restaurants, a post office, shops, and medical services in the area, and the district is made even more pleasant by the many green spaces in gardens and landscaped parks.

Floor area 56.9 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.

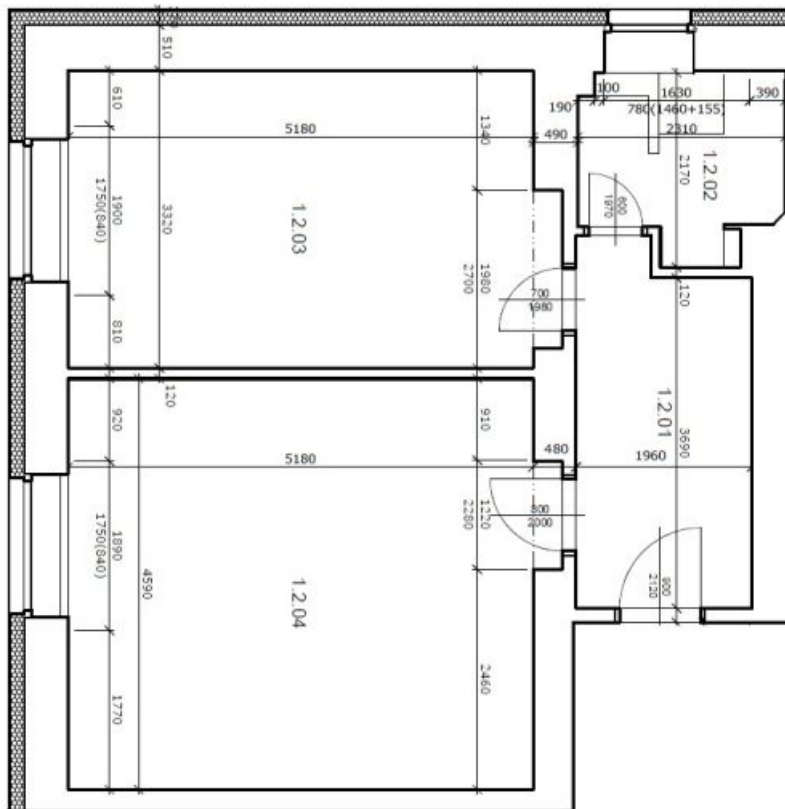
**Completion expected in April 2025.** Visualizations are for informational purposes only.



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UŽITNÁ PLOCHA - BYT 887/2		VÝMĚRA	SVĚTLÁ VÝŠKA
1.2.01	CHODBA + KK	7,63	2700 mm
1.2.02	KOUPELNA + WC	4,23	2700 mm
1.2.03	LOŽNICE	17,24	2700 mm
1.2.04	OBYVACÍ POKOJ	23,80	2700 mm
<b>CELKEM</b>		<b>52,90</b>	<b>M<sup>2</sup></b>