



## Apartment Studio (1+kk)

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

€ 231 214 | CZK 5 800 000





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Total area	36 m <sup>2</sup>
Floor area*	35 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106807

\* 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.

**This studio apartment with a small balcony is part of a small apartment building located in a traditional residential district of Prague 10 - Strašnice with a complete infrastructure and plenty of greenery.**

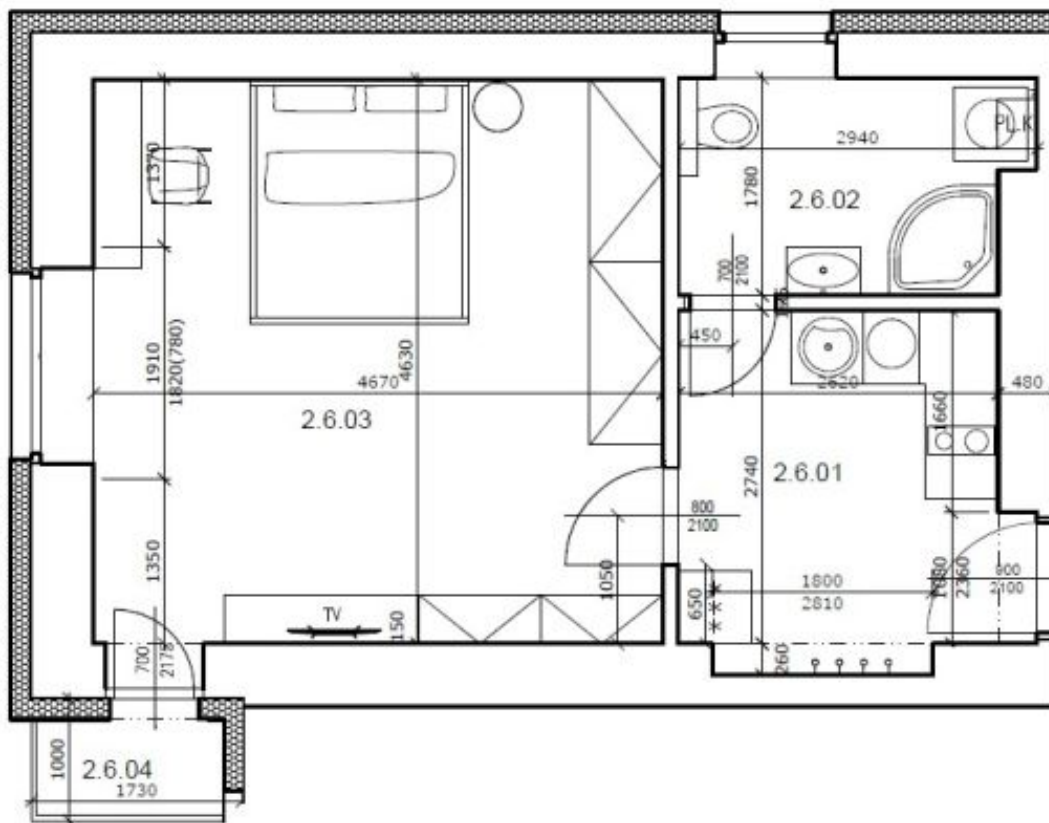
The layout of the 1st floor apartment consists of an entrance hall with a preparation for a kitchen unit, a main room with a sitting/sleeping area and access to a **balcony**, and a bathroom (shower, sink, toilet and washing machine connection).

**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, sink and toilet, cast marble bathtub of the same brand, and large-format wall and floor 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 the gardens and landscaped parks.

Floor area 35.1 m<sup>2</sup>, balcony 1.2 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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		VÝMĚRA	SVĚTLÁ VÝŠKA
2.6.01	CHODBA + KK	7,6	2700 mm
2.6.02	KOUPLNA + WC	4,9	2700 mm
2.6.03	OBYTNÁ MÍSTNOST	21,6	2700 mm
<b>CELKEM</b>		<b>34,1</b>	<b>M<sup>2</sup></b>

**JEDNOTKA 887/6 - BYT**

		VÝMĚRA	SVĚTLÁ VÝŠKA
2.6.04	BALKON K JEDN. 887/6	1,2	-
<b>CELKEM</b>		<b>1,2</b>	<b>M<sup>2</sup></b>