



## Apartment One-bedroom (2+kk)

€ 351 297 | CZK 8 800 000

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





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Total area	57 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106833

\* 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 apartment with a 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 **2nd floor** apartment consists of an entrance hall with a preparation for a kitchen unit including a connection for a washing machine, a living room with a **loggia**, a bedroom (also with access to the loggia), and a bathroom (shower, sink, toilet).

**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 throughout the apartment will be provided by a **condensing gas 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 more pleasant by the many green spaces in gardens and landscaped parks.

Floor area 49.73 m<sup>2</sup>, loggia 7.4 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.

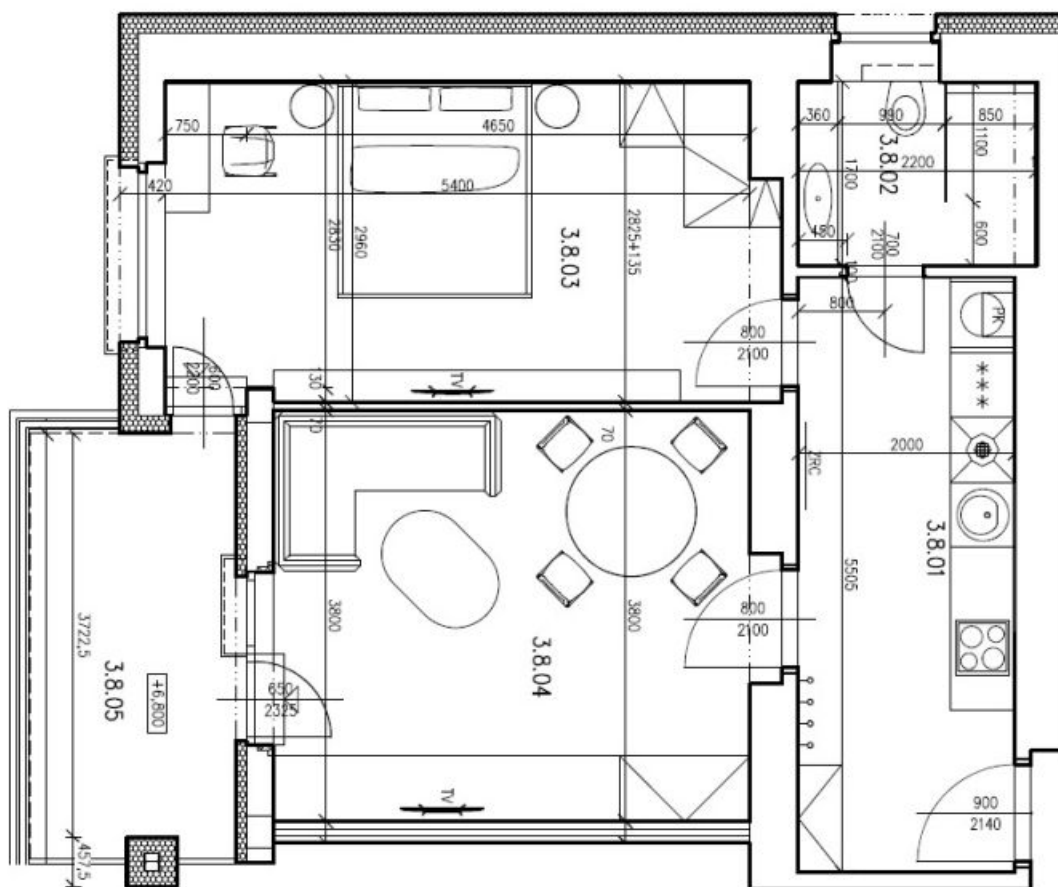
**Completion expected in April 2025.** Visualizations are for informational purposes only.



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Tabulka místností ŽNP – BYT 987/8

Číslo	Název	Plocha [m <sup>2</sup> ]	Výška [m]
3.8.01	PŘEDSÍŇ + KK	11,0	2,70
3.8.02	KOUPELNA + WC	3,7	2,70
3.8.03	LOŽNICE	15,9	2,70
3.8.04	OBÝVACÍ POKOJ	16,7	2,70
3.8.05	LOUŽÍE	7,4	

Celková plocha [m<sup>2</sup>]: 47,3 + 7,4 lodžie