



## Apartment One-bedroom (2+kk)

€ 537 956 | CZK 13 500 000

69 m<sup>2</sup>, Prague 6, Bubeneč, Národní obrany





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Total area	70 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	107139

This renovated apartment with high ceilings and a south-facing balcony is located on the 4th floor of a well-maintained historic residential building with an elevator. The popular district of Prague 6, the diplomatic quarter of Bubeneč, is situated close to metro stations and not far from the Prague Castle, Stromovka Park, and Letná Gardens.

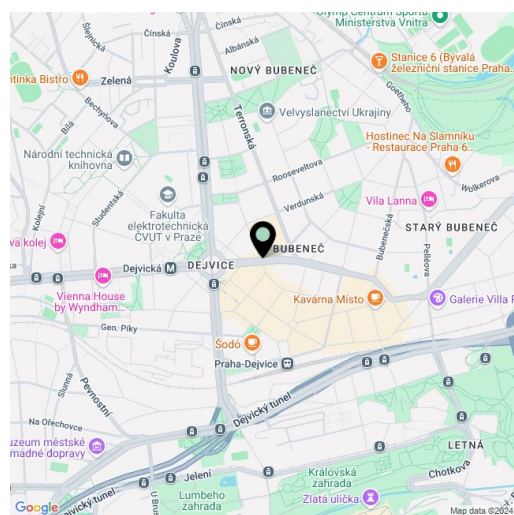
The layout consists of a living room, a separate kitchen, a spacious bedroom with access to a small balcony, a bathroom (with a shower), a toilet, a storage room/walk-in closet, and an entrance hall.

During the renovation, the original style was carefully preserved. The floors feature **parquet** and **solid wood**, the windows are traditional **wooden casement**, and the interior doors are **original paneled**, some of them **double-winged**. The kitchen is fully equipped, heating is provided by a gas boiler, and the living room also features a **fireplace stove**. A **cellar storage unit** belongs to the apartment.

The corner building is situated at the intersection of two quiet streets lined with **mature trees**. This prestigious residential area offers full civic amenities, a wide range of services, and very quick access to both the city center and the **airport**. The Hradčanská and Dejvická metro stations, a tram stop, and the future **airport express station** are just a few minutes' walk away. The neighborhood is filled with restaurants, bistros, and cafés, and regular **farmers' markets** are held nearby.

The property is currently rented at market rate until 01/2026.

Floor area 69 m<sup>2</sup>, balcony 1 m<sup>2</sup>.



\* 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.



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Národní obrany

Byt 2+kk

1	Kuchyň	10,7 m <sup>2</sup>
2	WC	1,0 m <sup>2</sup>
3	Koupelna	3,4 m <sup>2</sup>
4	Šatna	1,1 m <sup>2</sup>
5	Obývací pokoj	25,8 m <sup>2</sup>
6	Ložnice	27,0 m <sup>2</sup>
7	Balkon	1,0 m <sup>2</sup>

