



## Apartment Two-bedroom (3+kk)

€ 817 221 | CZK 20 500 000

100 m<sup>2</sup>, Prague 7, Holešovice, Kostelní





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Total area	101 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	107842

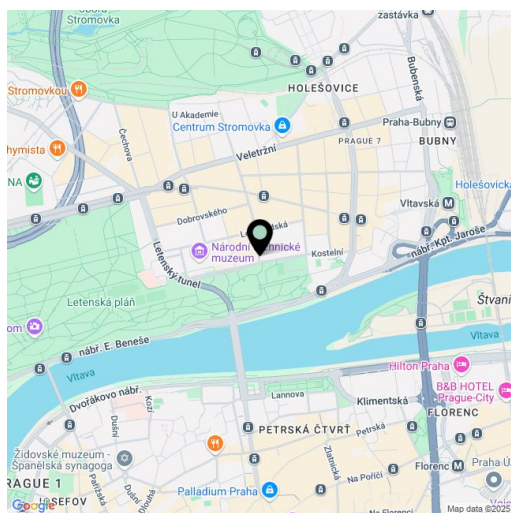
This tastefully renovated 100 m<sup>2</sup> apartment with a balcony is located on the 5th floor of a residential building with an elevator. This corner building from the 1930s is just a few steps from the entrance to Letná Park, near the Church of St. Clement. The apartment faces Veverkova Street, providing pleasant Letná views and plenty of natural light.

The practical layout consists of a large living room with a kitchen, 2 bedrooms (one with a balcony), a bathroom, a separate toilet, and a foyer with space for a walk-in wardrobe.

The apartment was **completely and expensively renovated** several years ago, and the kitchen replaced approximately two years ago. The renovation also included **soundproofing of the floors and ceilings**. There are new parquet floors and the apartment is illuminated by **large casement windows**; the entire space is completed with tasteful **built-in furniture**. The **lacquered kitchen** with quality **Siemens** appliances is by **Hanák**. The apartment comes with a **cellar**, and there are plans to renovate the building.

The popular **Letná** residential area provides everything you need for happy living. Nearby are shops, restaurants, bistros, cafes, medical services, **the Bio Oko art house cinema**, **the National Gallery**, and **the Technical and Agricultural Museum**. A kindergarten, elementary school, and **high school** are located a short distance from the building, and **the new concert hall of the Czech Philharmonic** will also be nearby. There are tram stops nearby, the Vltavská metro station is less than a 10 minute-walk away, and you can easily connect to the main road or tunnel complex by car. The area is made even more pleasant thanks to the vast **Letenské Sady Park**, and **Stromovka Park** is not far away either.

Floor area 106.5 m<sup>2</sup>, balcony 0.8 m<sup>2</sup>, cellar 3.2 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.