



## Apartment Two-bedroom (3+kk)

Sold

82 m<sup>2</sup>, Prague 7, Bubeneč, U Studánky





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Total area	87 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 100 CZK monthly
PENB	B
Reference number	31804

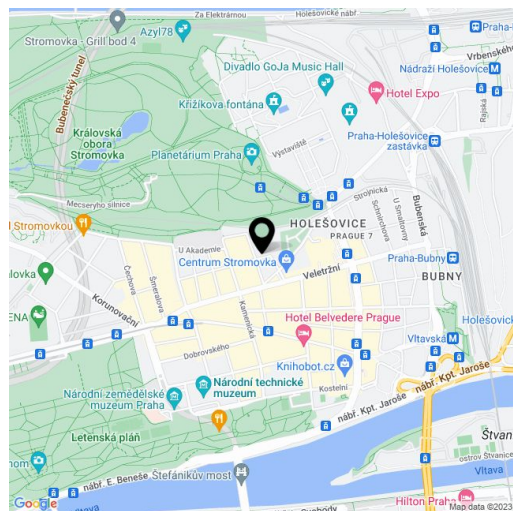
This newly built air-conditioned attic apartment with a terrace overlooking the courtyard is located on the 4th floor of a nicely renovated brick building with an elevator. The attractive location of Letná just a few steps from Stromovka Park provides complete civic services and quick access to the city center.

Its practical layout consists of living room with a kitchen and access to the terrace, 2 bedrooms separated from the common areas by a corridor, a bathroom, a guest toilet, a foyer, and a closet with a preparation for a washing machine and a dryer.

Facilities include **wooden floors, wooden windows** (skylights and French), air conditioning units in all rooms, plasterboard ceilings, doors with concealed hinges, and complete sanitary facilities. The apartment comes with a **cellar**.

The building stands on a side one-way street close to a kindergarten and elementary school, the AFA, a Sokol, a cafe, or a grocery store. Nearby, there are full civic amenities (supermarket, pharmacy, post office, shops, a restaurant, or a high school). The **Stromovka** and **Letenské Sady** gardens are close-by. The transport connections are provided by trams, the ride to the Vltavska (line C) and Hradčanská (line A) metro stations takes 4 minutes, the tram ride to the center takes less than 10 minutes.

Interior 82.2 m<sup>2</sup>, terrace 5 m<sup>2</sup>, cellar 3.9 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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	BYT 11	82,3 m <sup>2</sup>
	11 - terasa	5 m <sup>2</sup>





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TABULKA MÍSTNOSTI SMP			
Číslo místnosti	Název	Plocha (m <sup>2</sup> )	Pop.
100	výtah	2,2	
101	schodiště a schodiště	15,09	
<b>111</b>	<b>3kk</b>		
102	obývací	4,16	
103	obývací pokoj	11,70	
104	kuchyně	4,38	
105	spalovna	5,84	
106	ložnice	7,92	
107	ložnice	12,20	
108	terasa	4,10	
109	WC	2,74	
110	terasa	1,16	
10.998		<b>82,2</b>	<b>3+1/2</b>



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