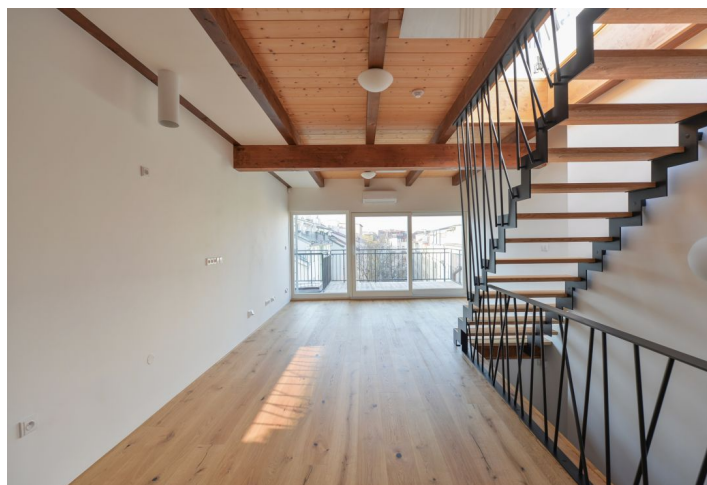




## Apartment Two-bedroom (3+kk)

Sold

106 m<sup>2</sup>, Prague 7, Holešovice, Ovencecká





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Sold

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Total area	149 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	41 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 390 CZK monthly
PENB	D
Reference number	33417

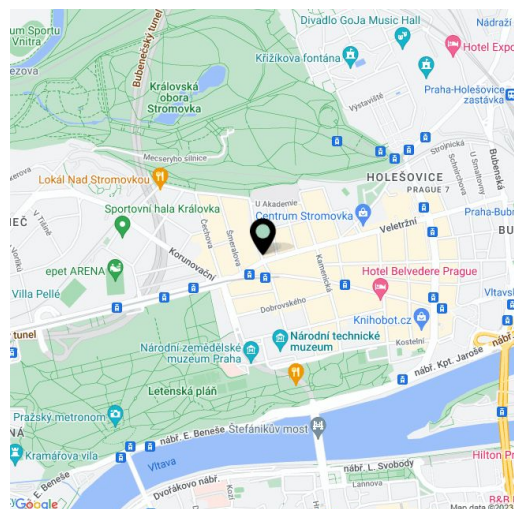
This brand new air-conditioned apartment with a balcony, a terrace facing the courtyard, and a rooftop terrace with panoramic views of Prague is located on the 5th and 6th floors of a completely renovated apartment building with the elegance of the early 20th century. The popular location on the border of Bubeneč and Holešovice is close to the city center, Letenské Sady Garden, and Stromovka Park.

The entry level consists of 2 bedrooms (1 with a balcony), a bathroom, a hallway, and a staircase leading to the first floor. There is a living area with a preparation for a kitchen and a French window that opens onto the terrace. Stairs lead to the rooftop terrace that offers impressive views of Prague's fabled one hundred spires.

Facilities include Velux wooden windows, electrically operated windows with access to the rooftop terrace, high-quality oak floors, a staircase, and oak wood wall cladding by the Austrian manufacturer Admonter, a steel staircase, air-conditioning, a Jablotron security system, and an electronic fire alarm system. Heating is electric with energy-efficient thermostat controlled panels. Hot water is provided by a boiler. The unit comes with a cellar. The building was completely renovated 2 years ago; the apartment is new.

The location provides a wide range of services at a high level, easy access to the city center, and large parks. Just a few steps from the building is a kindergarten and a high school, within walking distance are 2 elementary schools and the Academy of Fine Arts. Residents can enjoy a large number of cafes, restaurants, bistros and sweet shops, and shopping in small shops or a farmers market. A supermarket and a new shopping center are also within easy reach. The National Technical Museum, the Agricultural Museum, and the Oko art house cinema are all nearby. The neighborhood also offer opportunities for sports activities, whether on an inline skating tracks, a petanque and tennis courts, bike paths, playgrounds, and a skating rink in winter. Transport links are provided by trams. The ride to the metro stations takes about five minutes, and to the city center only a few minutes more.

Interior 100.1 m<sup>2</sup>, cellar 5.8 m<sup>2</sup>, balcony 2.2 m<sup>2</sup>, terraces 40.4 m<sup>2</sup> (9.4 + 31 m<sup>2</sup>).



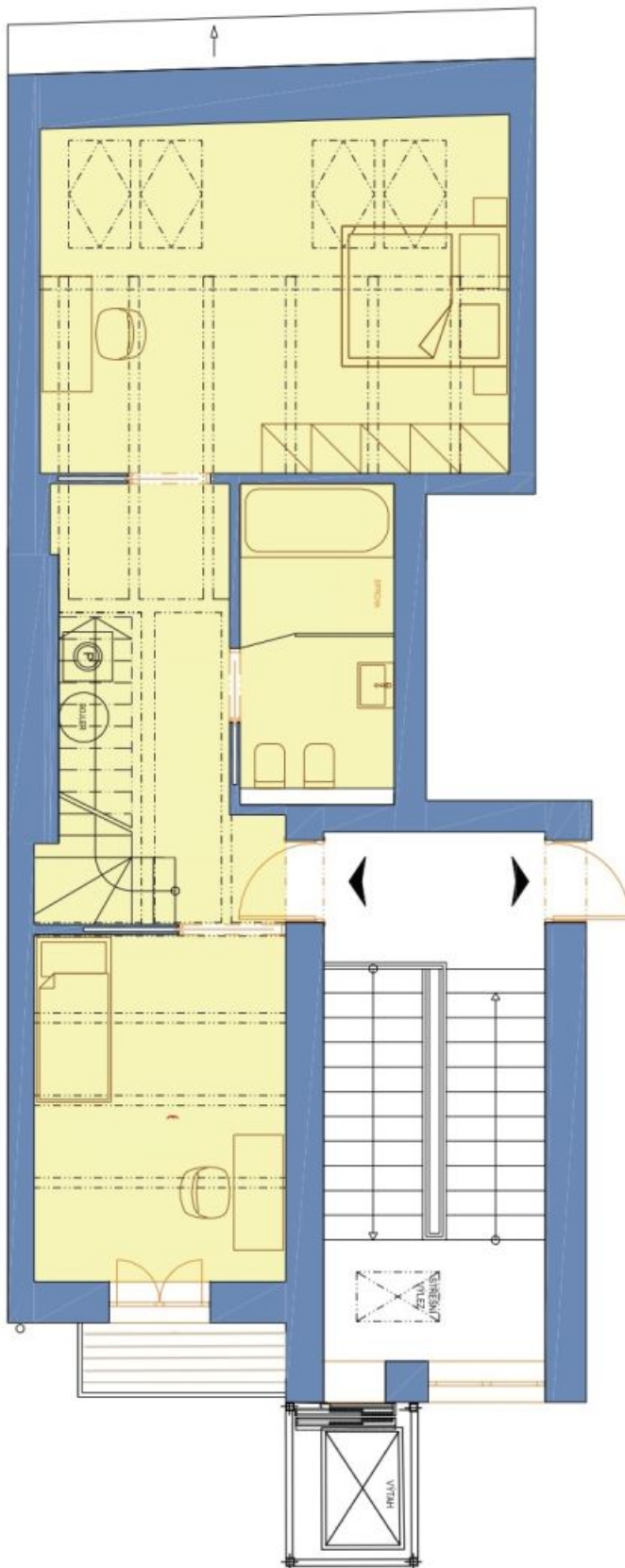
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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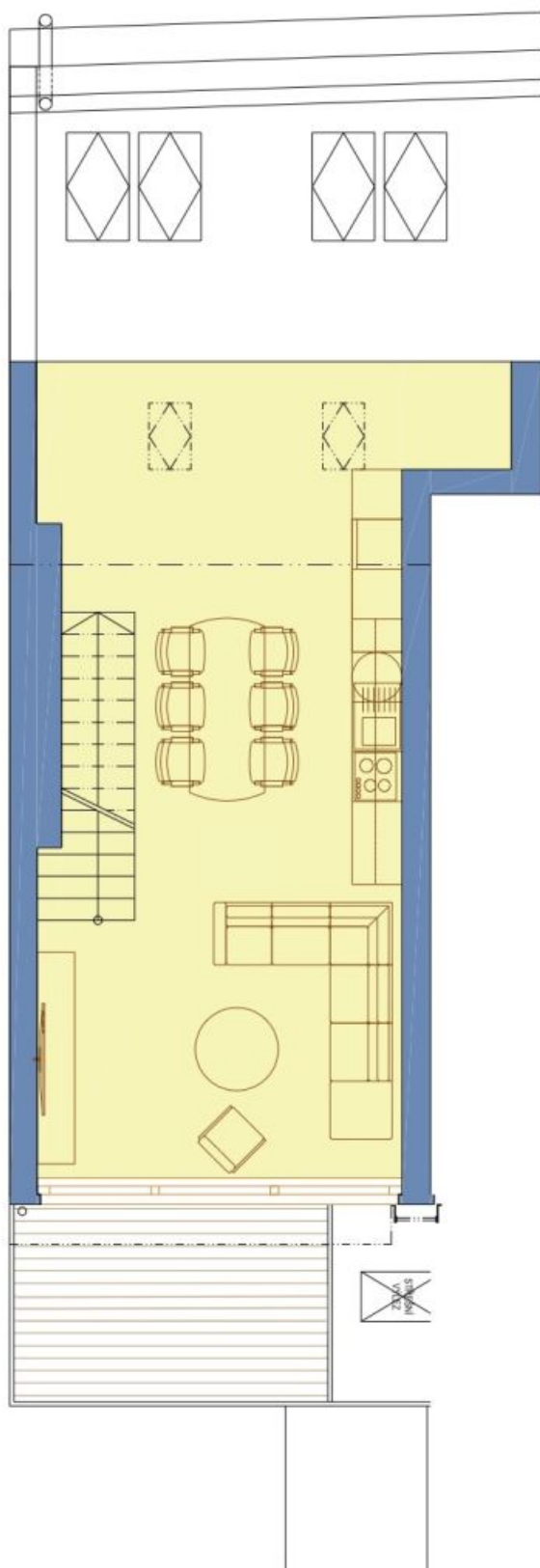




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**Sold**





## Apartment Two-bedroom (3+kk)

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