



## Apartment One-bedroom (2+kk)

€ 361 055 | CZK 8 900 000

54.9 m², Prague 10, Strašnice





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Total area	66 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	41 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106797

\* 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 garden is part of a small apartment building located in a traditional residential area of Prague 10 - Strašnice with a complete infrastructure and plenty of greenery.**

The layout of the ground floor apartment consists of an entrance hall, an east-facing bedroom, a living room with a kitchenette and access to a west-facing **garden**, and a bathroom (bathtub, sink, toilet).

**The building is currently being renovated**, the apartment was renovated 2 years ago. Facilities include plastic windows with triple glazing, floating floors, fire-resistant security entrance doors with noise insulation, interior doors, sink and toilet, bathtub, and large-format floor and wall tiles. Heating throughout the apartment is 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 even more pleasant by the many green spaces in the gardens and landscaped parks.

Floor area 54.9 m<sup>2</sup>, terrace 10.73 m<sup>2</sup>, garden 40.77 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.

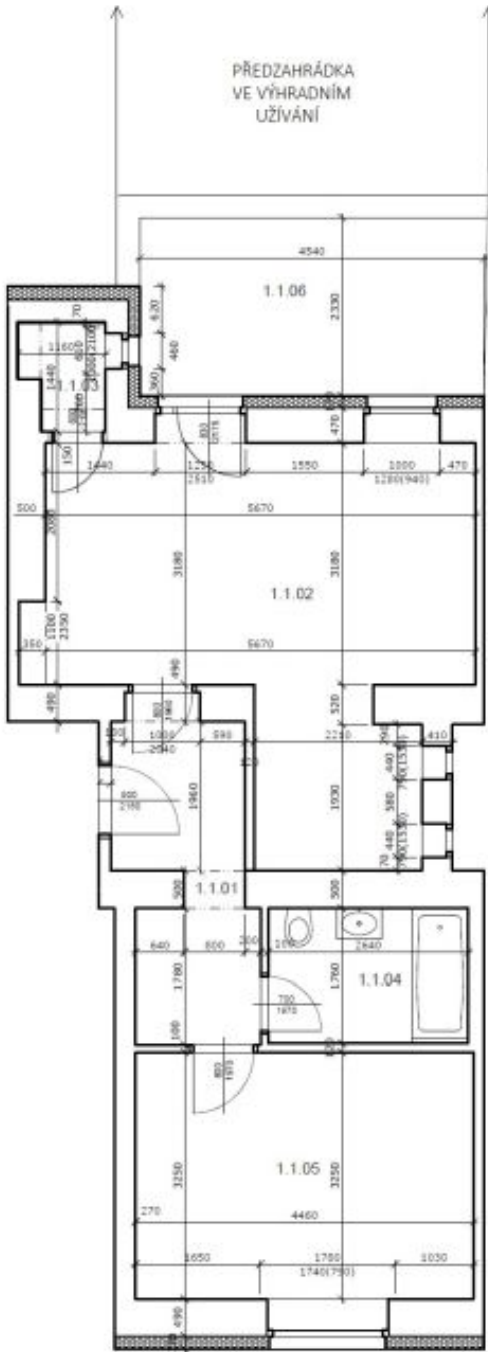
**Completion expected in April 2025.** Visualizations are for informational purposes only.



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UŽITNÁ PLOCHA - BYT 887/1 - 1NP		VÝMĚRA	SVĚTLÁ VÝŠKA
1.1.01	CHODBA	6,81	2700 mm
1.1.02	OBÝVACÍ POKOJ + KK	23,11	2700 mm
1.1.03	KOMORA	1,46	2700 mm
1.1.04	KOUPELNA + WC	4,66	2700 mm
1.1.05	LOŽNICE	14,50	2700 mm
CELKEM		50,54	M²

JEDNOTKA 887/1 - BYT		VÝMĚRA	SVĚTLÁ VÝŠKA
1.1.06	TERASA	10,73	-
CELKEM		10,73	M²