



## Apartment Studio (1+kk)

€ 239 594 | CZK 5 900 000

35.56 m<sup>2</sup>, Prague 10, Strašnice





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Total area	37 m <sup>2</sup>
Floor area*	36 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106834

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

The layout of the 2nd floor apartment consists of an entrance hall with a preparation for a kitchen unit including a connection for a washing machine, a main room with a seating/sleeping area and access to a **small balcony**, and a bathroom (shower, sink, toilet).

**The building and apartment are currently being renovated.** Facilities include plastic windows with triple glazing, oiled oak floors, fire-resistant security entrance doors with noise insulation, interior doors, Villeroy & Boch sink and toilet, cast marble bathtub of the same brand, and large-format floor and wall tiles. Heating will be provided by an 1x 1500W INGENIUM oil radiator and hot water will be provided by a 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 more pleasant by the many green spaces in the gardens and landscaped parks.

Floor area 35.56 m<sup>2</sup>, balcony 1.2 m<sup>2</sup>, cellar 2.5 m<sup>2</sup>.

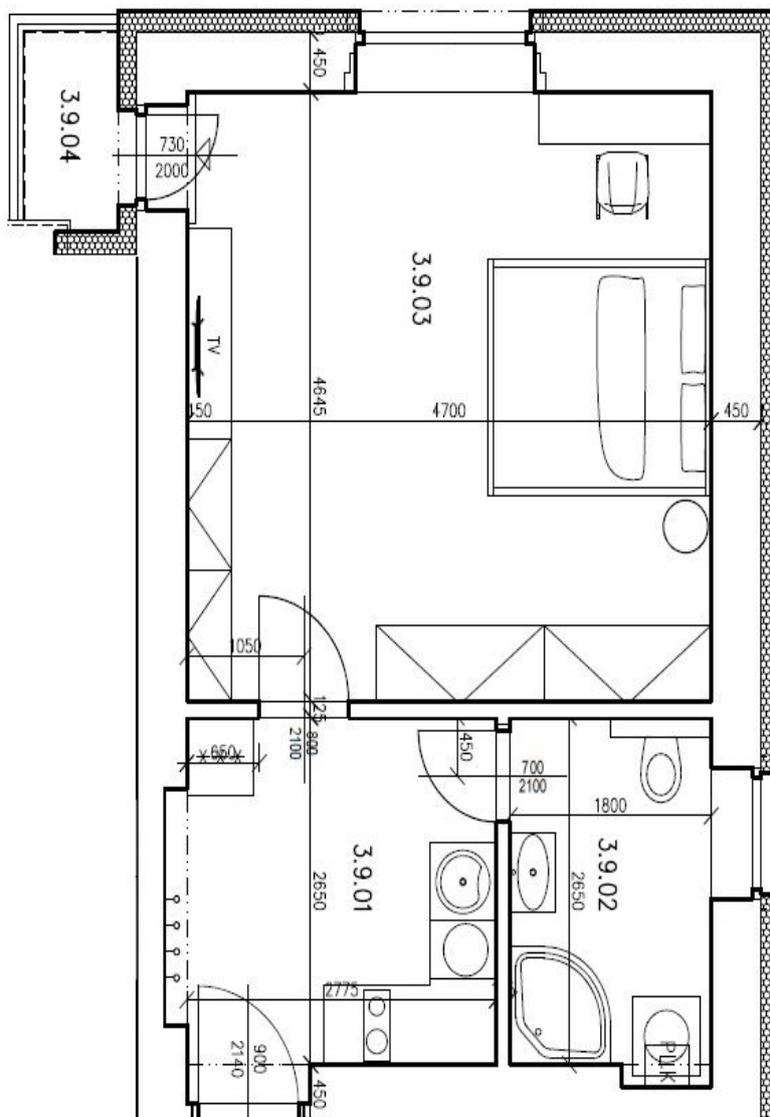
**Completion expected in April 2025.** Visualizations are for informational purposes only.



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Tabulka místností 3NP – BYT 887/9			
Číslo	Název	Plocha [m <sup>2</sup> ]	Výška [m]
3.9.01	PŘEDSÍŇ + KK	7,7	2,70
3.9.02	KOUPELNA + WC	4,9	2,70
3.9.03	OBYTNÁ MÍSTNOST	21,8	2,70
3.9.04	BALKÓN	1,2	

Celková plocha [m<sup>2</sup>] 34,4 + 1,2 balkon