



## Apartment Two-bedroom (3+kk)

74 m², Prague 10, Strašnice, Třebostická

€ 486 805 | CZK 11 990 000





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Total area	78 m²
Floor area*	74 m²
Loggia	4 m²
Parking	2 parking spaces in the underground garage
Garage	Yes
Cellar	-
PENB	B
Reference number	107645

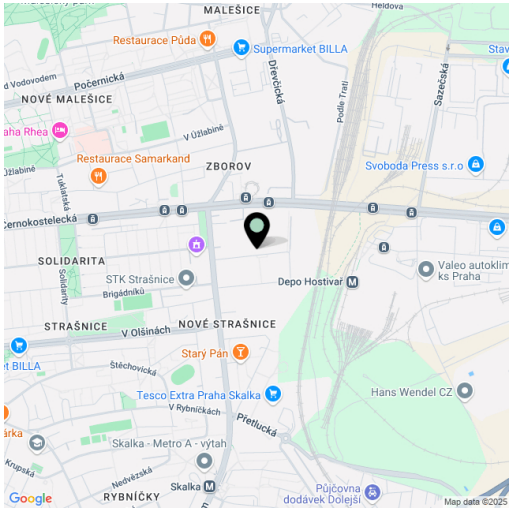
This well-equipped, air-conditioned apartment with a southeast-facing loggia is located on the 1st floor of a modern residential project with an underground garage, where two parking spaces are reserved for the unit. The four-story apartment building is situated in Prague 10 – Strašnice, close to a tram stop and a metro station.

The apartment's practical layout includes a living room with an open plan kitchen and access to the **loggia**, two bedrooms, a bathroom (with a toilet, bathtub, and washer/dryer connection), a separate toilet, and an entrance hall with storage space.

The residence was completed in 2021. The large-format windows in the rooms are fitted with electrically operated exterior blinds, while the loggia windows have exterior shutters. The apartment features **air-conditioning and recovery unit**, floating laminate floors, **custom-built designer furniture**, and a stylish kitchen equipped with **top-of-the-line Siemens appliances**. The purchase price includes **two garage parking spaces** accessible by **elevator**. The building also offers a pram room.

A **private kindergarten** operates just a few meters from the building, and the surrounding area is full of children's playgrounds. Nearby parks, **Na Solidaritě** and **Gutovka**, offer numerous sports facilities. Public transportation is easily accessible, with tram and bus stops about 400 meters from the building, and the Skalka and Depo Hostivař metro stations are within comfortable walking distance.

Floor area: 74.2 m², loggia: 3.6 m².



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.





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