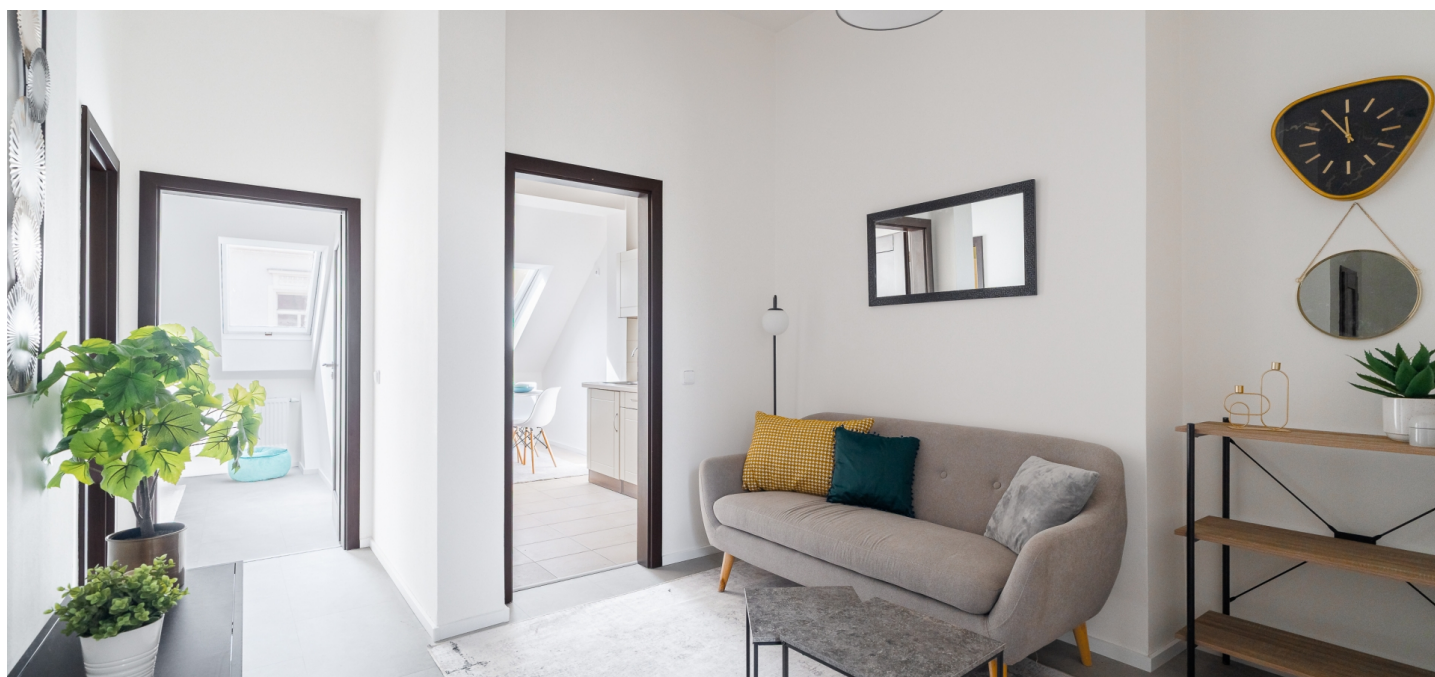




Apartment One-bedroom (2+1)

€ 404 380 | CZK 9 970 000

70.04 m², Prague 7, Holešovice, Kamenická





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€ 404 380 | CZK 9 970 000

70.04 m², Prague 7, Holešovice, Kamenická

Total area	70 m²
Parking	-
Cellar	-
Service price	3 466 CZK monthly
PENB	E
Reference number	108458

Just a few steps from the entrance to the Stromovka Royal Game Reserve, this bright, fully furnished apartment is located on the 4th floor of a residential building with an elevator. The location, on the border of Holešovice and Letná, offers a vibrant social life close to greenery and excellent transport accessibility.

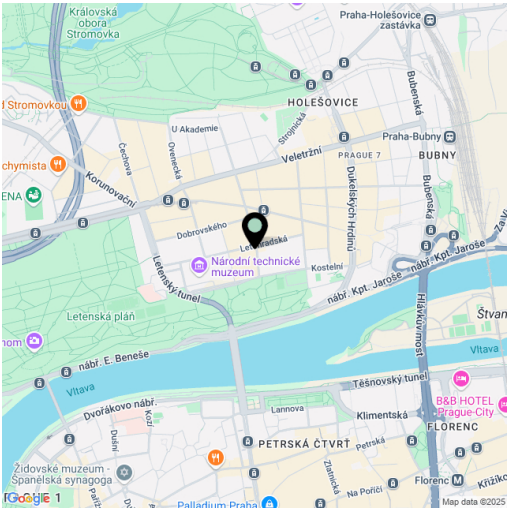
The layout consists of a living room, bedroom, kitchen, bathroom with a bathtub, separate toilet, storage room, and spacious entrance hall. **The apartment can be used as a 2-bedroom unit with a separate kitchen (3+1) or easily converted into a spacious open-plan 2-bedroom apartment with a kitchenette (3+kk) through a simple modification.**

The apartment features vinyl floors, wooden windows, and a fully equipped kitchen. Central heating. The building is well-maintained; the elevator goes up to the 3rd floor. The building was renovated in 2014.

The popular **Letná** neighborhood blends a historic charm with a vibrant city life. It is home to two of Prague's most beautiful parks—**Stromovka and Letná Gardens**—offering a wide range of outdoor activities. The area is full of stylish cafés, restaurants, bistros, museums, galleries, and shops, including the Stromovka **shopping center**, as well as medical services and schools. Excellent access to the city center is ensured by tram lines with quick connections to the metro.

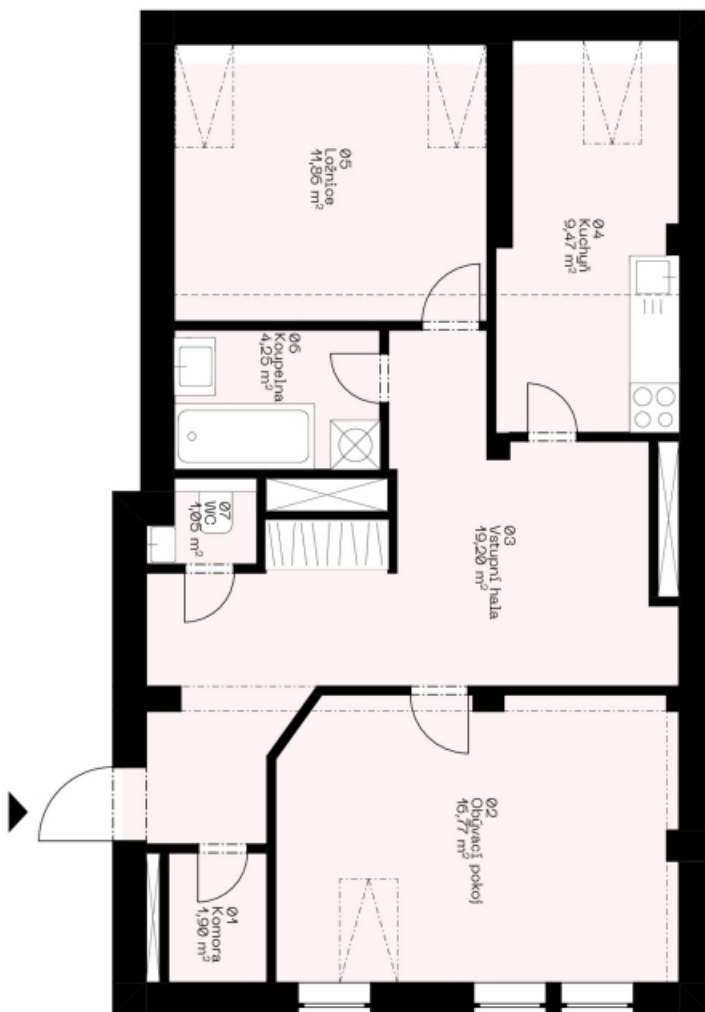
The floor area as defined by the Civil Code is 70 m²; according to the Owner's Declaration under the Housing Act, the recorded area is 66.2 m².

* 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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Ústřední podlažní plocha	
Číslo	Plocha (m ²)
01	Komora 1,06
02	Oděvnice pokoj 16,77
03	Ústřední hala 69,46
04	Kuchyně 9,47
05	Ložnice 11,88
06	Koupelna 4,25
07	WC 1,05
Podlažní plocha 64,75	
Číslo	Plocha (m ²)
01	Buť 70,84
Podlažní plocha 70,84 m ²	

Pozn.: Zaměření plochy bytu bylo provedeno v souladu s ustanoveními nového občanského zákoníku.

