



Apartment Two-bedroom (3+kk)

Sold

82 m², Prague 7, Bubeneč, U Studánky





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Total area	87 m²
Floor area*	82 m²
Terrace	5 m²
Parking	-
Cellar	Yes
Service price	3 100 CZK monthly
PENB	B
Reference number	31804

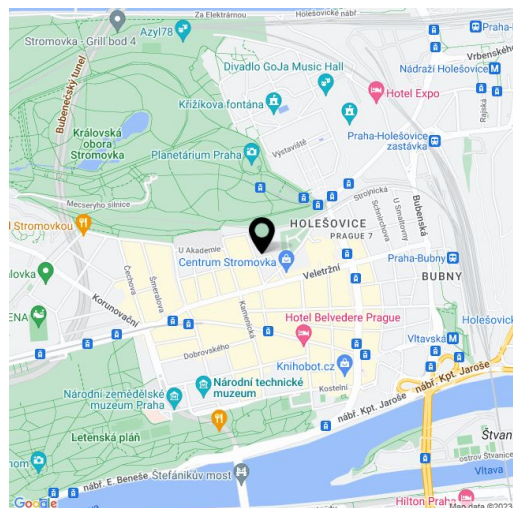
This newly built air-conditioned attic apartment with a terrace overlooking the courtyard is located on the 4th floor of a nicely renovated brick building with an elevator. The attractive location of Letná just a few steps from Stromovka Park provides complete civic services and quick access to the city center.

Its practical layout consists of living room with a kitchen and access to the terrace, 2 bedrooms separated from the common areas by a corridor, a bathroom, a guest toilet, a foyer, and a closet with a preparation for a washing machine and a dryer.

Facilities include **wooden floors**, **wooden windows** (skylights and French), air conditioning units in all rooms, plasterboard ceilings, doors with concealed hinges, and complete sanitary facilities. The apartment comes with a **cellar**.

The building stands on a side one-way street close to a kindergarten and elementary school, the AFA, a Sokol, a cafe, or a grocery store. Nearby, there are full civic amenities (supermarket, pharmacy, post office, shops, a restaurant, or a high school). The **Stromovka** and **Letenské Sady** gardens are close-by. The transport connections are provided by trams, the ride to the Vltavská (line C) and Hradčanská (line A) metro stations takes 4 minutes, the tram ride to the center takes less than 10 minutes.

Interior 82.2 m², terrace 5 m², cellar 3.9 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.

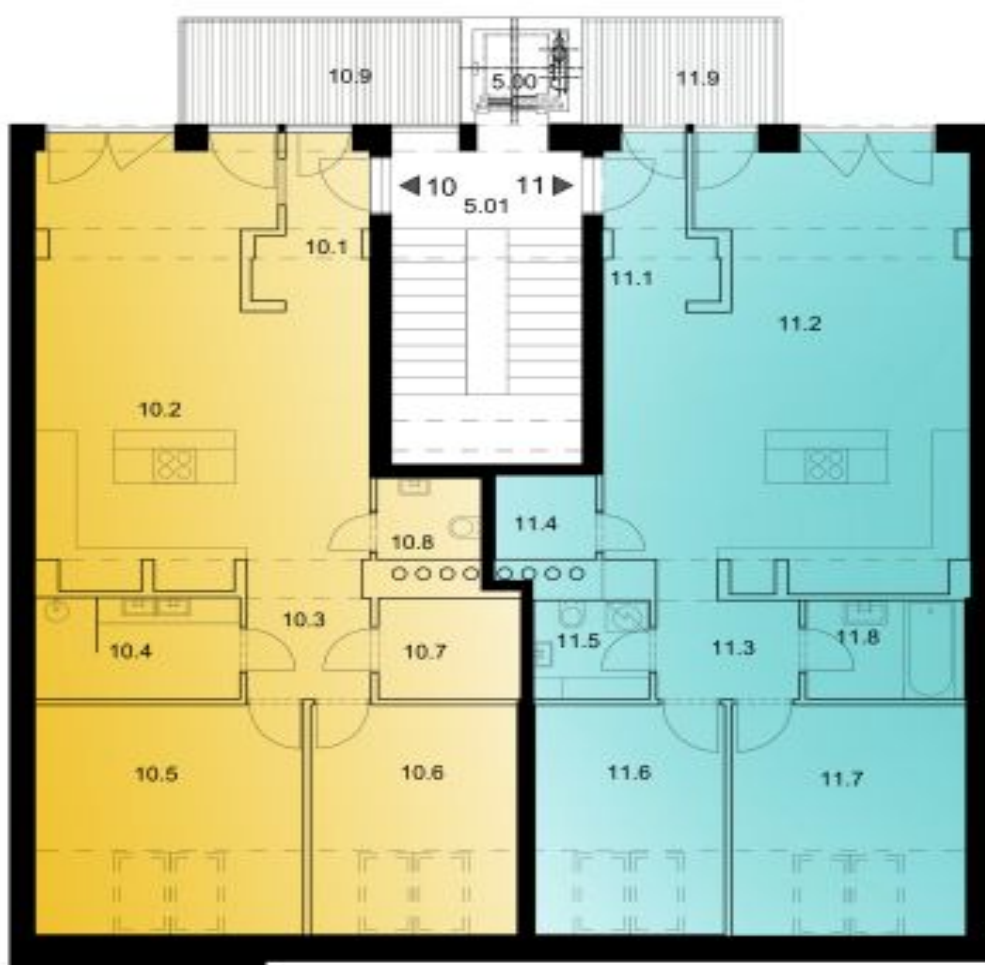


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BYT 11	82,3 m²
11 - terasa	5 m²





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Číslo místnosti	Název	Plocha [m²]	Pozn.
100	výtah	2,2	
101	schodiště a schodiště	15,09	
101.11	3+kk	82,00	
101.1	průchod	4,16	
101.2	okrajní pokoj	11,79	
101.3	obývací	4,08	
101.4	ložnice	5,84	
101.5	balzám	10,82	
101.6	ložnice	12,32	
101.7	terasa	4,40	
101.8	WC	2,74	
101.9	terasa	1,76	
101.10		82,00	4+1,27

