



## Apartment Studio (1+kk)

42 m<sup>2</sup>, Prague 9, Vysočany, Strnadových

**Sold**





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Total area	48 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Garden	23 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
Service price	3 087 CZK monthly
PENB	B
Reference number	42472

This barrier-free studio apartment with a south-facing front garden and garage parking space is part of a modern apartment building in a new residential area created by revitalizing a brownfield in an originally industrial part of Prague 9. Apartment complexes and parks with bike paths are currently being built here. The area is within easy reach of metro and tram stops.

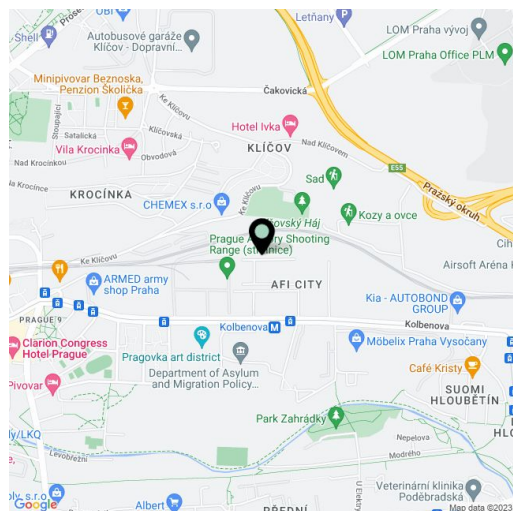
The layout of the ground floor unit is divided into a living room with a kitchen and access to the **front garden with a terrace**, a bathroom (with a shower and toilet), and a hallway.

The building was approved in 2019. Facilities include floating laminate floors (tiles in the hall and bathroom), plastic windows, and central district heating. The kitchen is fully equipped, including an induction hob and a **combined oven with a microwave**. The purchase price includes a **garage parking space** and a cellar accessible by **elevator**. The building has a room for washing bicycles and a community room.

The Kolbenova metro and tram stop is about a 5-minute walk away. Nearby is also a health center, a shopping center, or the multifunctional part of the **Pragovka** creative space. It is close to the **Klíčovské Sady Forest** or **Zahrádky** parks.

Interior 44.1 m<sup>2</sup>, terrace 6 m<sup>2</sup>, front garden 18 m<sup>2</sup>, cellar 4 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.