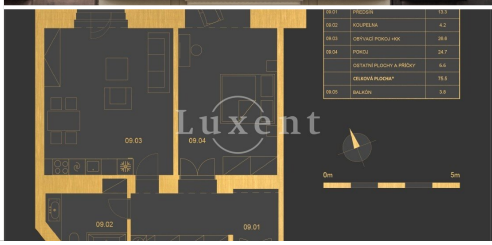
Luxent | Exclusive Properties

Sale of an apartment 2+kt/B, 73 sqm, in new Residence of architect Petrák, Prague 6 - Bubeneč







73 m² | Čs. armády, Praha 6 - Bubeneč | Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**RAP-9**	Price	**Sold**
Address	**Čs. armády, Praha 6 - Bubeneč**	Type	**Apartments**
Disposition	**2 + kitchenette**	Usable area	**73 m²**
Offer status	**Sold**	Floor area	**69 m²**
Low energy	**No**	Energy performance of the building	**D - Less economical**
Floor	**1st floor**	Balcony	**4 m²**
Cellar	**Yes**	Lift	**Yes**

About real estate

We offer for sale a pleasant apartment 2+kt on the 2nd floor in a newly renovated apartment house by architect Jan Petrák from 1912-1913 in the style of classicizing Art Nouveau in the heart of Prague 6.

The 2+kt apartment with a living area of 68.9 sqm has two separate rooms facing east onto Čs. army. The larger room of 26.6 sqm is designed as a living room with a kitchenette. It is connected to a balcony of 3.8 sqm. The second room of 24.7 sqm is prepared for future owners as a bedroom. Both rooms are accessed from a spacious hallway of 13.3 sqm. Here, a recess is prepared for a practical storage space. The hallway is connected to the bathroom with a bathtub and toilet of 4.2 sqm. The apartment has a cellar of 1.7 sqm, which is included in the price of the apartment.

The offered apartment is bright, equipped with natural materials. The rooms are laid with quality oak parquet, the corridors have large-format tiles, the bathrooms are fitted with design standards. The windows have double and single glazing and, like the wooden doors, they are fitted with panelling to complete the Prague Art Nouveau atmosphere of the time.

The five-storey building offers classic, spacious, residential units, characteristic in the Dejvice and Bubenec locality. As it is an immovable cultural monument, great emphasis has been placed on the preservation of original features. The entrance hall has original staircase, terrazzo floors, ceramic panelling, stucco and brass details. The house is connected to a number of other houses, whose central courtyard forms a pleasant garden oasis for the residents. A new glass elevator is also located in the courtyard.

The apartment building is situated on the junction between Bubenčí and Prague 1. The locality has excellent civic amenities. In the immediate vicinity there are schools - primary, secondary and the campus of the CTU; many shops and restaurants. Excellent transport accessibility - walking distance is 6 min. to Vítězné sq., 5 min. to metro station Hradčanská, 9 min. to the royal preserve Stromovka.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
RAP-3	3 + kitchenette	ground floor	101 m^2	101 m^2	No / No / No	Yes (62 m^2)	SOLD
RAP-6	2 + kitchenette	1st floor	73 m^2	69 m^2	No / 4 m^2 / No	No	SOLD
RAP-9	2 + kitchenette	1st floor	73 m^2	69 m^2	No / 4 m^2 / No	No	SOLD
RAP-10	2 + kitchenette	2nd floor	74 m^2	69 m^2	No / 4 m^2 / No	No	SOLD
RAP-14	2 + kitchenette	3rd floor	70 m^2	70 m^2	No / No / No	No	SOLD
RAP-17	2 + kitchenette	3rd floor	71 m^2	71 m^2	No / No / No	No	SOLD
RAP-18	2 + kitchenette	4th floor	69 m^2	67 m^2	No / 2 m^2 / No	No	SOLD
RAP-21	2 + kitchenette	4th floor	71 m^2	69 m^2	No / 3 m^2 / No	No	SOLD