



101 m² Čs. armády, Praha 6 - Bubeneč Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Pavla Kalousová
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz
+420 770 186 186

Order number	RAP-3	Price	Sold
Address	Čs. armády, Praha 6 - Bubeneč	Type	Apartments
Disposition	3 + kitchenette	Usable area	101 m²
Offer status	Sold	Floor area	101 m²
Garden area	62 m²	Energy performance of the building	D - Less economical
Floor	ground floor	Cellar	Yes
Lift	Yes		

About real estate

We offer for sale apartment 3+kt on the 1st 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 apartment has two rooms - 22.4 sqm and 17.2 sqm oriented east to the street, living room with kitchenette 37.8 sqm oriented west to the courtyard, bathroom with toilet 5.4 sqm, separate toilet 2.1 sqm and hallway 16.4 sqm.

The advantage is the private garden of 62.4 sqm, which, although indirectly adjacent to the apartment, is located directly under the living room windows. Access is possible from the common corridor of the house. The garden is located in a beautiful, stylish courtyard and is connected to other common greenery belonging to this house. In the common part of the garden there is a jacuzzi and a sauna. The apartment has a cellar of 1.7 sqm.

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 m²	101 m²	No / No / No	Yes (62 m²)	SOLD
RAP-6	2 + kitchenette	1st floor	73 m²	69 m²	No / 4 m² / No	No	SOLD
RAP-9	2 + kitchenette	1st floor	73 m²	69 m²	No / 4 m² / No	No	SOLD
RAP-10	2 + kitchenette	2nd floor	74 m²	69 m²	No / 4 m² / No	No	SOLD
RAP-14	2 + kitchenette	3rd floor	70 m²	70 m²	No / No / No	No	SOLD
RAP-17	2 + kitchenette	3rd floor	71 m²	71 m²	No / No / No	No	SOLD
RAP-18	2 + kitchenette	4th floor	69 m²	67 m²	No / 2 m² / No	No	SOLD
RAP-21	2 + kitchenette	4th floor	71 m²	69 m²	No / 3 m² / No	No	SOLD