



126 m² Letohradská, Praha 7 - Holešovice Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7794	Price	Sold
Address	Letohradská, Praha 7 - Holešovice	Type	Apartments
Disposition	3 + kitchenette	Usable area	126 m²
Offer status	Sold	Energy performance of the building	E - Uneconomical
Floor	2nd floor	Device	Partly
Balcony	2 m²	Cellar	17 m²
Lift	Yes		

About real estate

We are offering for sale a spacious modern apartment measuring 126 m² with a generous 3+kk layout, a balcony, two luxurious bathrooms, and a large cellar on the 1st floor (+17 m²) on Letohradská Street in Letná, Prague 7. The apartment has undergone a high-quality complete design renovation, including modifications to the layout. The property is partially furnished, has high ceilings and a southern orientation towards Letná Park, with a quiet north-facing master bedroom with a balcony overlooking the green courtyard. The building has been renovated and there is a new elevator.

The spacious living room with lots of windows offers beautiful views of Letná's greenery and the Prague skyline in every season. It includes a furnished modern kitchen and a dining area with a solid wood table. The fully furnished master bedroom with a balcony has its own walk-in closet, a luxurious bathroom with a window and a walk-in shower, and a view of the mature trees in the courtyard. The second room is equipped with built-in furniture and, like the living room, overlooks Letná Park.

The apartment has new oak parquet floors and large-format tiles in the bathrooms. Built-in wardrobes and a number of designer glass niches provide plenty of storage space in the rooms and hallway. There are new wooden casement windows. The apartment is heated by a gas boiler with a hot water tank, and there is a connection for a washing machine in the utility room next to the boiler. There is designer ceiling lighting and a central light switch in the hallway by the security entrance door. The property is prepared for air conditioning, but the apartment has a naturally pleasant climate.

The above-standard large ventilated cellar on the 1st floor can be accessed by elevator, which can only be opened with a chip, thus enhancing its security. The HOA fees are CZK 4,600/month.

The Letná district of Prague 7 is one of the most sought-after locations due to the greenery and atmosphere of Prague's largest parks, Letná and Stromovka, but also due to its very interesting civic amenities with a number of schools, restaurants, and original shops of all kinds, including a concentrated offer in the Stromovka shopping center. Transport is easy by car or public transport, with a tram stop just minutes away from the building. Parking is available in the blue zone or in the car park in front of the Technical Museum.

If you are interested in this attractive property, please call or write to us and we will be happy to arrange a viewing.