



## Sale of an exceptional apartment 4+kt/T, 196 sqm, Prague 6 - Bubeneč



🏠 196 m<sup>2</sup> 📖 Rooseveltova, Praha 6 - Bubeneč 💰 32 900 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

Order number	<b>N6503</b>	Price	<b>32 900 000 CZK per property</b>
Address	<b>Rooseveltova, Praha 6 - Bubeneč</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>196 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>C - Economical</b>
Floor	<b>ground floor</b>	Device	<b>Partly</b>
Parking	<b>2</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for sale an exceptional apartment in the Rooseveltova residence, built in the residential part of Bubenec. This is one of the most prestigious addresses in Prague, on the corner of Rooseveltova and Českomalínská Street. The residence bears the handwriting of the famous Czech architect Bořek Šípek. His applied art - the central chandelier in the lobby and glass handles - was installed in the building's entrance hall. Built to a high standard, the building offers a reception, an indoor pool, sauna and fitness room, and wellness and massage services are also available.

The 4-bedroom apartment is located on the raised ground floor and is connected to a private garden area, which is accessed from the main living room. The modern and air-conditioned interior consists of an impressive entrance hall and adjoining study, three bedrooms, two designer bathrooms and a living room connected to the kitchen. It also offers a separate toilet and utility rooms - a pantry and laundry room. The apartment also has two cellars, one directly at the entrance and one at the garage space in the basement. A great benefit are two parking spaces in the underground garage and a large garden accessible from the private part of the garden. The apartment is secured by security doors and alarm.

Large aluminum windows illuminate the interior and open up views of the greenery. The apartment has air conditioning. In the entrance hall and bathrooms there are floors made of marble tiles. In the other rooms there are solid wood floors. The wardrobes in the hallway are also made of solid wood. The fully equipped kitchen with Miele appliances has marble worktops.

Excellent walking access to metro route A and tram stops. By car only ten minutes to the centre of Prague and twenty minutes to the international airport. The benefit is, among other things, easy access to the Prague ring road. In the immediate vicinity there are a number of kindergartens and primary schools, the excellent Ema Destinova language primary school and many renowned restaurants. In local shops you can buy ordinary groceries as well as special Italian delicacies, French wines, Greek food and Arabic specialities. All social amenities are on site.

Most embassies and ambassadors' residences are nearby. This district is one of the safest in the whole of Prague. The local police station is located a few steps away from the offered property. Stromovka (approximately 200 meters away) offers relaxation in nature (jogging, in winter skating on the blind arm of the Vltava River, in-line skating on maintained trails, horse riding and stabling on Troja Island).