



122 m<sup>2</sup> Puškinovo náměstí, Praha 6 - Bubeneč Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**

SENIOR SALES SPECIALIST

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Order number	<b>N4444</b>	Price	<b>Sold</b>
Address	<b>Puškinovo náměstí, Praha 6 - Bubeneč</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>122 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>118 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Balcony	<b>4 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer a generously designed apartment on the third floor with a total area of 122 sqm with a balcony (6 sqm) and beautiful views over a very quiet large square with a park. The apartment is orientated east-west, even in sunny days is very bright due to large windows on both sides. The house in which the apartment is located is very well maintained and renovated, including a new lift. This is a classical, well-built house building, which was built in Bubeneč after the widening of Pragues borders in the 20s and 30s of the 20th century. It is just a few minutes walk from Dejvická and Hradčanská metro stations.

The apartment is dominated by a central area, a corridor connected to a kitchen and dining room with a living area and an entrance to a covered 6 sqm balcony. Entry to the bathroom with bath, shower and toilet from the corridor. From these rooms you can see the quiet and beautifully maintained green courtyard with grown trees. The living area is connected by three bedrooms, all with views of the trees of a large park in the square.

In the immediate surroundings there are a number of kindergartens and primary schools, the nearest Language School of Emma Destinová, many excellent and renowned restaurants, shops where you can buy traditional food and special Italian delicacies, French wines, Greek food, Arabic specialties, Russian specialties. All social amenities are in the immediate vicinity. Possibility to park on the square or to rent a parking space in covered garages directly on the square. Nearly all embassies and residences of ambassadors are located, this district is one of the safest in Prague. Local police around the corner are taking care of the order in the place. The proximity of Stromovka (about 200 m) offers relaxation in the nature (jogging, winter skating on the blind Vltava River, in-line skating on maintained trails, horse riding and stabling on the Troja Island).

In the first quarter of 2018, it is planned to sell one housing unit of 120 sqm owned by the cooperation. The price will be distributed among co-operatives. It is assumed that each co-worker will receive about 500,000 CZK.

Another unit rented by the cooperation generates an annual return of approximately 100,000 CZK , which is used as a contribution to the repairs fund. Other co-operatives do not contribute to the repairs fund.

The Energy Class G is listed only temporarily to meet legal requirements, the card is assigned to be drawn up.