



🏠 74 m<sup>2</sup> 📄 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	<b>RAP-10</b>	Price	<b>Sold</b>
Address	<b>Čs. armády, Praha 6 - Bubeneč</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>74 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>69 m<sup>2</sup></b>
Energy performance of the building	<b>D - Less economical</b>	Floor	<b>2nd floor</b>
Balcony	<b>4 m<sup>2</sup></b>	Cellar	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a pleasant apartment 2+kt with a living area of 69,2 sqm in 3rd 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 of 30.6 sqm and 18.9 sqm oriented east to Čs. army. The main larger room is prepared as a living room with a kitchenette. The room is accessed from the corridor of 8.6 sqm. The hallway also leads to a bathroom with a toilet of 6.8 sqm. Behind the larger room is the bedroom, adjoined by a spacious dressing room of 4.4 sqm. From here one can access the 4.4 sqm balcony. 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 Bubeneč 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 Bubeneč 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 <sup>2</sup>	101 m <sup>2</sup>	No / No / No	Yes (62 m <sup>2</sup> )	SOLD
RAP-6	2 + kitchenette	1st floor	73 m <sup>2</sup>	69 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
RAP-9	2 + kitchenette	1st floor	73 m <sup>2</sup>	69 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
RAP-10	2 + kitchenette	2nd floor	74 m <sup>2</sup>	69 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
RAP-14	2 + kitchenette	3rd floor	70 m <sup>2</sup>	70 m <sup>2</sup>	No / No / No	No	SOLD
RAP-17	2 + kitchenette	3rd floor	71 m <sup>2</sup>	71 m <sup>2</sup>	No / No / No	No	SOLD
RAP-18	2 + kitchenette	4th floor	69 m <sup>2</sup>	67 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	SOLD
RAP-21	2 + kitchenette	4th floor	71 m <sup>2</sup>	69 m <sup>2</sup>	No / 3 m <sup>2</sup> / No	No	SOLD