



**18,998,000 CZK**

**Duplex apartment with balcony for sale: Na Výšínách, Prague 7 - Bubeneč**  
Na výšínách, Praha 7

registration number	<b>24023</b>	property type	<b>flat</b>
type of contract	<b>sale</b>	disposition	<b>3+kk</b>
area	<b>105 sqm</b>	floor	<b>5th floor</b>
balcony	<b>yes</b>	terrace	<b>no</b>
PENB energy label	<b>G</b>	available from	<b>11.11.2024</b>

We offer for sale a duplex two bedroom apartment with a balcony on the 5th floor of an Art Nouveau building without an elevator in a quiet street in a sought-after location in Prague 7 - Bubeneč. The house has undergone an overall sensitive reconstruction with preserved architectural elements in combination with modern standards and technologies. The apartment with a floor area of 105.3 sqm is offered in the White Wall Standard. The apartment includes a 5 sqm balcony and a 3.6 sqm basement storage. Another space offers a shared backyard with a bicycle shed. The house is located within walking distance to Stromovka and Letenské sady parks. Location with excellent civic amenities, many restaurants, bistros, cafes and shops and transport accessibility by car and public transport. Tram station 6 minutes walk from the house, 1 tram station to Hradčanská subway. The photo of the interior is illustrative.