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Apartment Three-bedroom (4+kk)

176.7 m², Prague 6, Dejvice, Velflíkova











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Apartment Three-bedroom (4+kk)

176.7 m², Prague 6, Dejvice, Velflíkova

Total area	180 m²
Floor area*	177 m²
Terrace	3 m²
Parking	-
Cellar	Yes
Service price	5 200 CZK monthly
PENB	D
Reference number	33582

 JULISKA
 Preho-Podbaba
 Cisarský

 PODBABA
 Stará čistima (*
 Viava

 Grand Hotel
 odpadnich vod 1900.
 TK Sparta Pr

 Juliska
 Cenas
 Odpadnich vod 1900.
 TK Sparta Pr

 Velvyslanectiv Gruzie
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 Preholuče
 Velvyslanectiv Ukrajiny
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 Kithovna
 Preholuče
 Via Janna Pr
 Via Janna Pr

 Masarykova kolej
 Preholuče
 Kavima Misto Prokou sa
 Via Janna Pr

 Via Health
 Dejvické
 Prahou sa
 Via Janna Pr

 Via Health
 Oder Pry
 Prahou sa
 Velvyslanectiv Ukrajiny

 Via Health
 Oder Pry
 Prahou sa
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 Via Health
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 Prahou sa

* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This air-conditioned duplex apartment with air conditioning, a terrace, and views of the Prague Castle is situated on the 4th and 5th floors of a classic residential building with an elevator, located in the popular district of Dejvice with excellent services, good transport accessibility, and plenty of greenery.

The layout is spread out over 2 levels and consists of a **loft space** with an open plan kitchen, a dining and relaxation area, 2 bedrooms, 2 bathrooms, a **large gallery** used as a study, a spacious dressing room, and a utility room with a connection for a washing machine. By separating the gallery, it is possible to create another bedroom. From **the terrace** that faces the courtyard, accessible from the upper floor of the apartment, you can see the **Prague Castle**. It is also an ideal place to watch the sun set.

Facilities include **wooden parquet floors**, a fireplace, a complete kitchen with built-in appliances, a security entry door, a security system, and **built-in air conditioning** in the living area and gallery. Heating is by a Vaillant gas boiler. Residents of the building can park in the yard. The apartment comes with a **cellar**.

A cultivated location near a **university campus** with a wide range of services—shops, cafes, restaurants, a library, kindergartens, and elementary schools as well as landscaped parks with playgrounds. A renowned **farmers' market** is regularly held within easy walking distance. A tram stop is almost in front of the house, and the metro station is within a 5-minute walk.

Interior 177.3 m², terrace 3.3 m², cellar.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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Sold