



## Apartment Three-bedroom (4+kk)

Sold

108.2 m<sup>2</sup>, Praha 6, Dejvice, Na Čihadle





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Total area	113 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Yes
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	101168

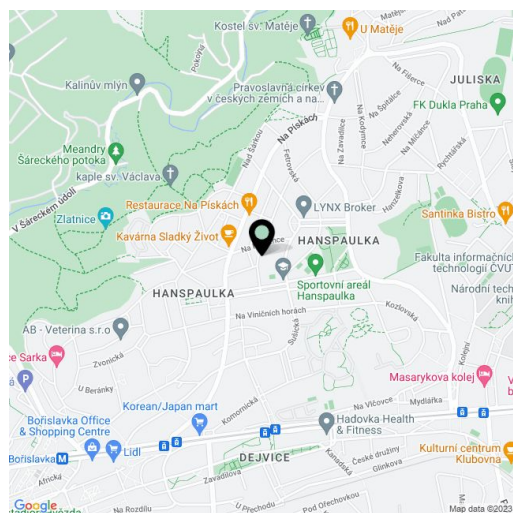
**This exclusive family apartment with a balcony and a parking space is set in a boutique residence, a completely reconstructed historic villa in one of the most prestigious districts in Prague, Hanspaulka, with a unique atmosphere. The residents of the building, consisting of only 4 residential units, can enjoy the sunny mature garden and outdoor pool.**

The practical layout of the 1st floor apartment consists of a living room with an open plan kitchen, a master bedroom with a bay window, 2 corner bedrooms, 2 bathrooms (both with a toilet, one with a shower, the other with a bathtub), a utility room, and a large entrance hall. The **southeast-facing balcony** and living room offer **beautiful views of the landscaped garden**.

The historic villa was expensively modernized in 2018; the sensitively renovated original facade will immediately impress you and modern comforts have been added to the period elegance. The interior is cozy thanks to **oak floors**, new **wooden windows**, or white cassette doors; the apartment features **designer bathrooms**, tastefully designed built-in wardrobes, and a custom-made kitchen equipped with built-in appliances, including a **wine cabinet** and a coffee machine. The apartment is **air-conditioned** and has a **cellar** and **1 parking space** on the plot.

Excellently located on a **quiet side street** in the middle of Hanspaulka, within easy walking distance of a kindergarten and elementary school. Restaurants, cafes, or **sports grounds**, supermarkets, and a pharmacy are all nearby. International schools and the airport are within a short driving distance. The charming area boasts plenty of greenery and you can easily reach the vast Šárka-Lysolaje nature park on foot or by bike.

Floor area 108.2 m<sup>2</sup>, balcony 5 m<sup>2</sup>, cellar 3.6 m<sup>2</sup>.



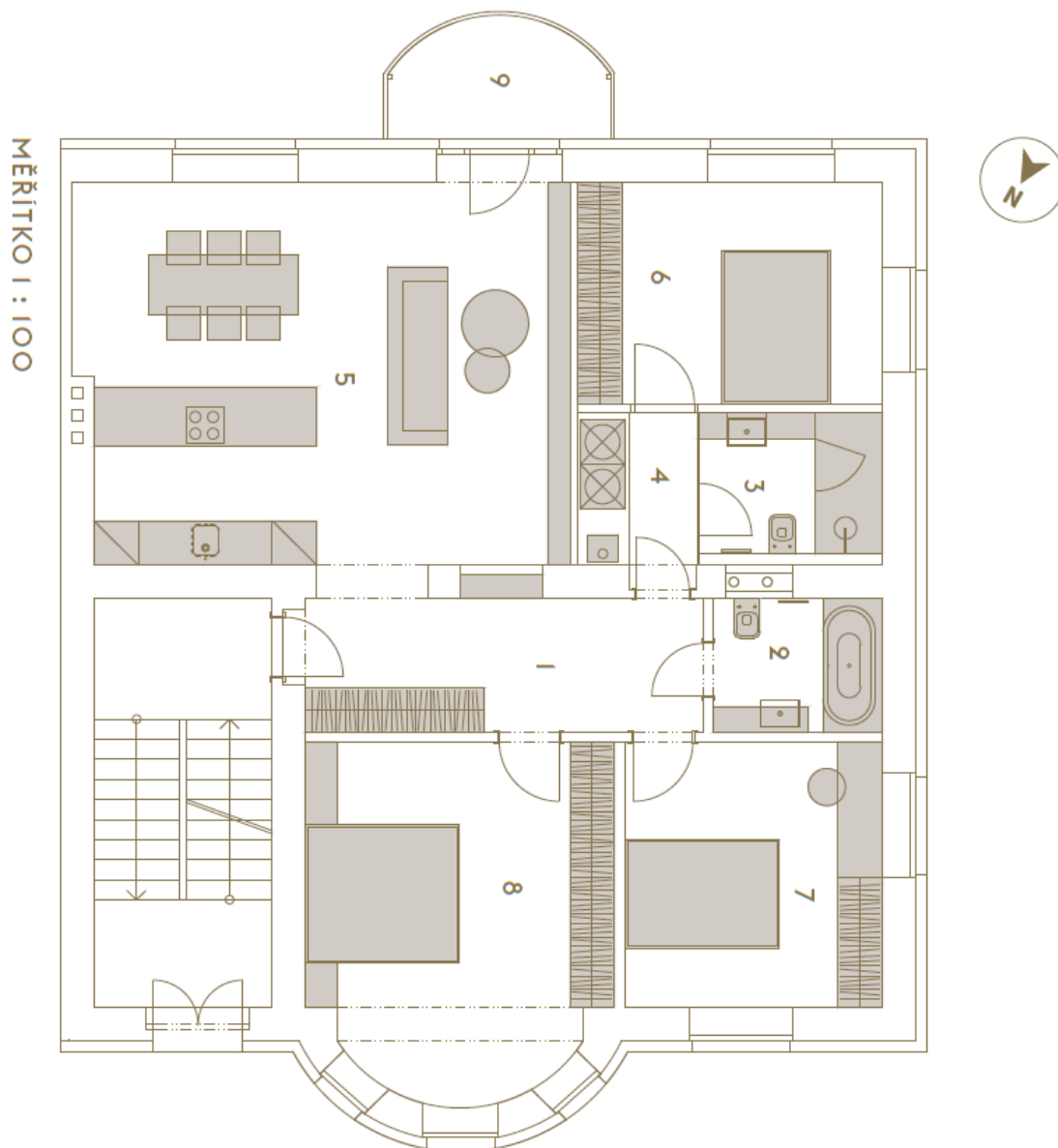
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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POHLED ZE ZAHRADY

MEZONET

3. PATRO

2. PATRO

1. PATRO

PŘÍZEMÍ

