



## Apartment Three-bedroom (4+kk)

Sold

90 m<sup>2</sup>, Praha 6, Sedlec, Roztocká





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Total area	90 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	101407

This sunny apartment with unique views of the Vltava River and the surrounding nature is located in the attic of a villa from the 1930s without an elevator, with only 3 units, a common garden, and parking in Prague 6 - Sedlec. The location provides a wealth of sporting activities, with the international Riverside School within walking distance and the airport only a short drive away.

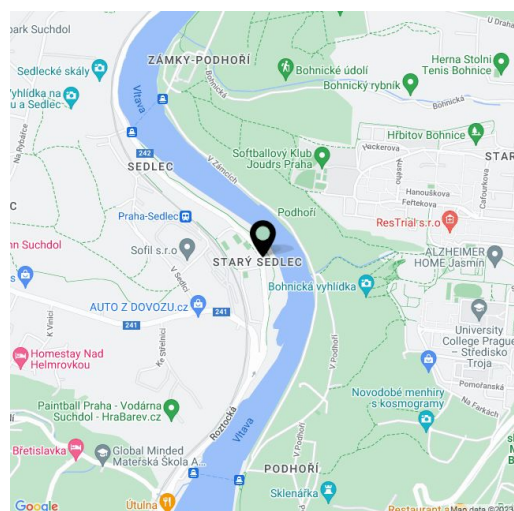
The layout of the apartment, spread out over the entire 2nd floor, consists of a bright living room with a kitchen, 3 bedrooms, an airy bathroom (corner bathtub, toilet, sink, heated ladder rail, and a connection for a washing machine) and a foyer with a small storage room. The windows of the living room and 1 bedroom are **east-facing**, the bathroom is **south-facing**, and the other 2 bedrooms are **west-facing**.

The apartment was approved in 2010 when the house was completely renovated. The floors of the rooms are floating laminate, **natural marmoleum** in one bedroom. Windows are plastic with **insect nets** and interior blinds, and in the living room additionally with high-quality **textile blinds**. The kitchen is equipped with built-in **AEG and Bosch** appliances; the bathroom has a **Villeroy & Boch** sink in an **artificial stone** slab. Central gas heating. The apartment includes a **large brick cellar** (21 sq. m.) and **1 parking space** in the yard behind the remote-controlled gate. Residents can use the drying room in the basement of the house and a landscaped **grassy garden** with herbs, edible shrubs, trees, as well as ornamental plants. Above the apartment is a **preparation for a common roof terrace**. There is **no elevator** in the building.

This neighborhood with a **unique atmosphere** lies between several **natural monuments**, right next to the **ferry** to the right bank of the Vltava River with a popular **bike path and inline track**. Not far away is a large **children's and workout playground**. Excellent transport connections are provided by trains (Nádraží Holešovice metro station in 7 min., Masaryk Railway Station 12 min.) and buses to the Dejvická metro station. The prestigious **Riverside School** is within walking distance, and the **ISP and ParkLane** international schools or the CZU campus are within a short driving distance.

**Rented until 30.6.2023 with the possibility of extending the rental term.**

Floor area 89.8 m<sup>2</sup>, cellar 21.2 m<sup>2</sup>, share in the common garden with a total area of 313 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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