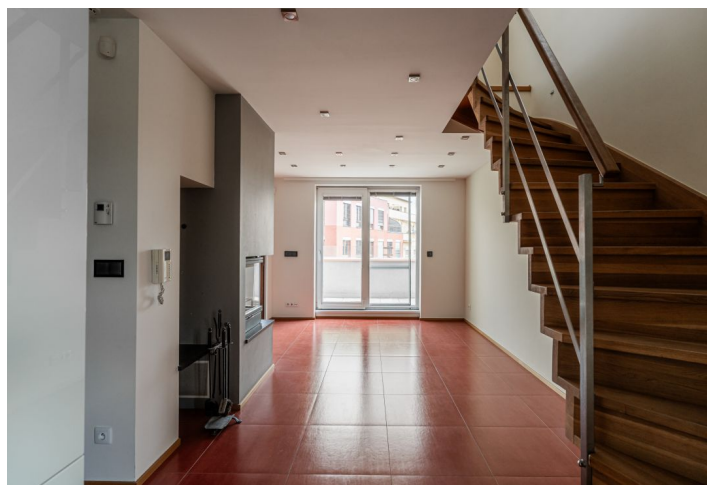




Apartment Four-bedroom (5+kk)

€ 849 454 | CZK 20 990 000

182.74 m², Prague 9, Vysočany, Pod Pekárnami





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Total area	275 m²
Floor area*	183 m²
Terrace	92 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104250

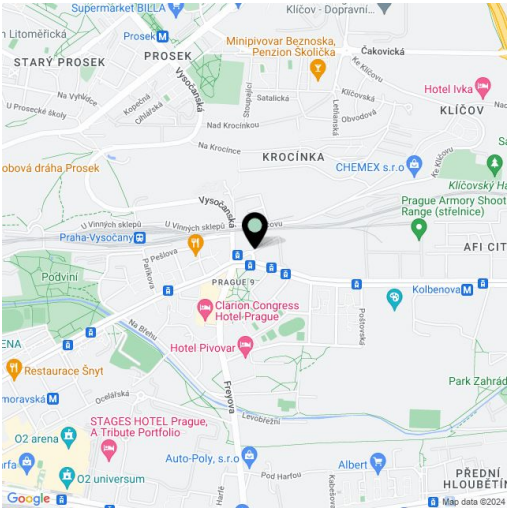
A very spacious air-conditioned duplex apartment with a sauna, balcony, two terraces, and a garage is part of a historic residential building located in a dead-end street in Prague 9 near Vysočanská metro station and several parks.

The entry level (4th floor) consists of a living room with a **fireplace**, a kitchen with a dining area and a balcony, 1 bedroom, a bathroom, and a utility room. Upstairs, there is the master bedroom with an en-suite bathroom, a second bedroom, a large gallery, and an airy bathroom with a **sauna**. **Two terraces** adjoin the interior, one facing **southeast**, the other northwest. Above the entire apartment is a **converted attic** suitable for storage or a children's playroom.

The floors feature tiles, wood, and wall-to-wall carpets, with plastic windows fitted with internal blinds. The entire apartment is **air-conditioned**, and the lower level has **underfloor heating**. The purchase price includes a **spacious cellar** (approx. 18 m²) and a **private garage** with direct street access and automatically operated gates; in the adjacent parking building, **two parking spaces can be rented**. There is a communal **stroller room** on the ground floor of the building. The boutique apartment building is well-maintained and equipped with a **chip-operated elevator**.

The Vysočanská metro station and tram stop are about a 2-minute walk away, and you can easily reach the city center at Masarykovo train station by train or bike via a **cycle path**. Near the building, there are private and state schools ranging from kindergartens to **high schools**, as well as a shopping center, pharmacy, shops, cafes, and restaurants. The area is enhanced by plenty of green spaces, such as Podviní Park with playgrounds and a **rope center**.

Floor area 182.74 m², terraces/balconies approx. 92.00 m².



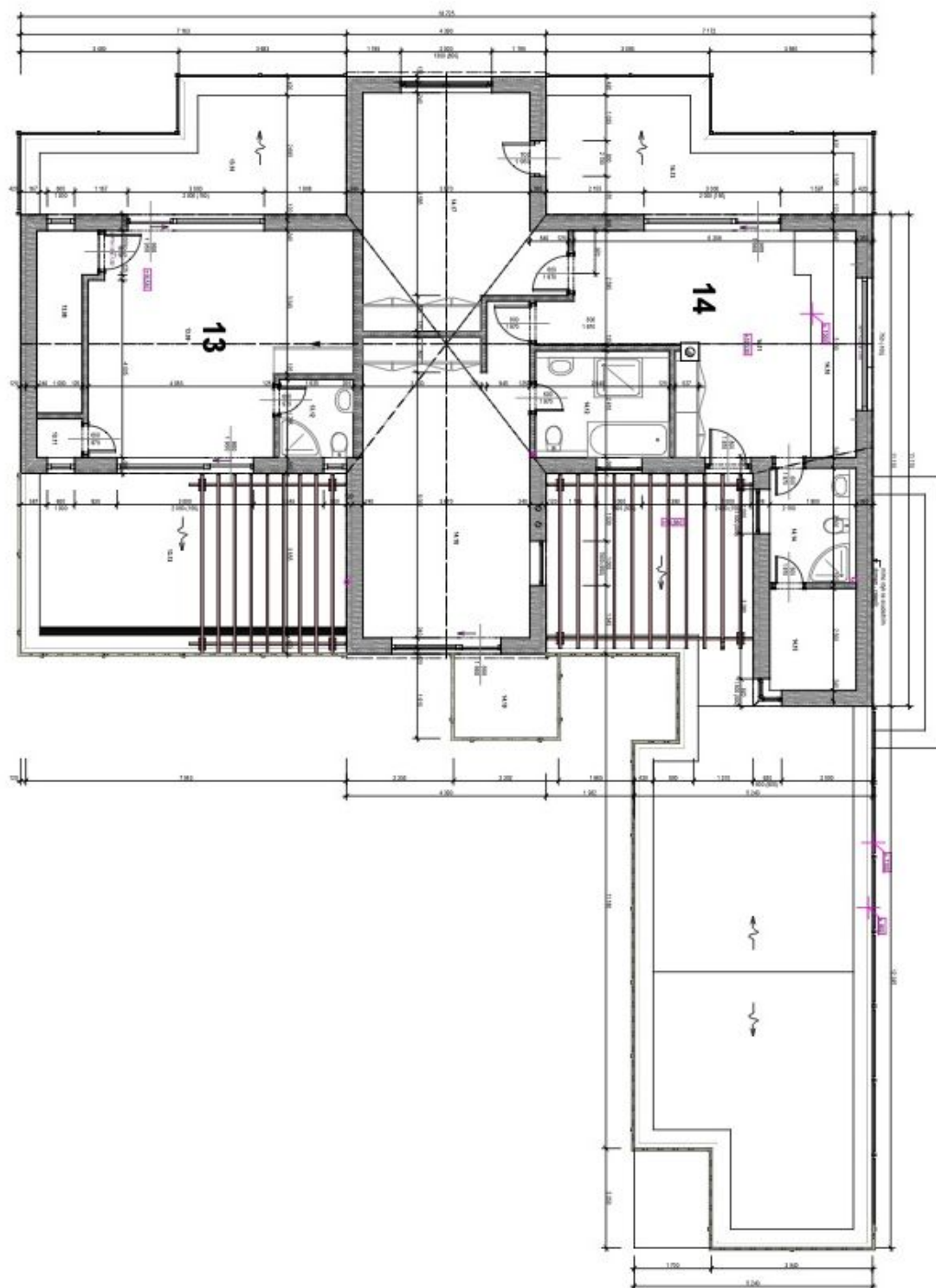
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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