



## Apartment Two-bedroom (3+1)

€ 772 277 | CZK 19 500 000

101.7 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí





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Total area	140 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Terrace	38 m <sup>2</sup>
Parking	A private parking space in the courtyard
Cellar	-
PENB	C
Reference number	105988

Nestled in the serene beauty of the Šárecké Valley, this charming first-floor apartment offers peaceful living on the edge of a vast nature park in the heart of Prague 6. Part of the historic Villa Milada, built in the 1930s, this apartment seamlessly blends timeless elegance with modern comforts.

The bright and spacious living areas include a cozy living/dining room and a kitchen with a breakfast nook, where expansive picture windows frame breathtaking views of the Šárecké hills. Enjoy your morning coffee as you watch the sunrise over the lush valley. The kitchen and both bedrooms open onto a generously sized private terrace, perfect for outdoor relaxation or entertaining.

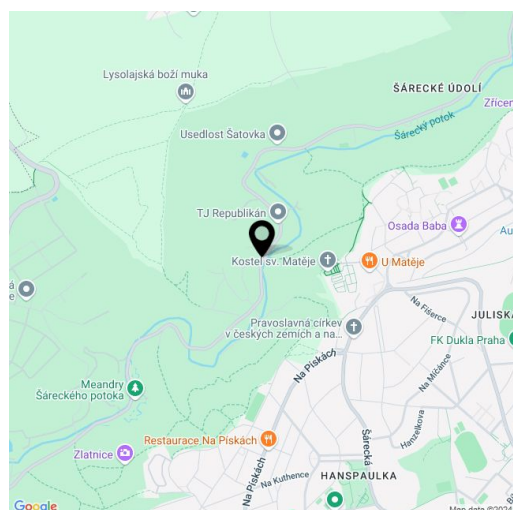
Each of the two bedrooms features en-suite bathrooms, ample closet space, and direct access to the terrace, offering both comfort and convenience. With 3.2-meter high ceilings, new wooden parquet floors, and wooden windows and doors, the apartment exudes warmth and character. The elegant POGGENPOHL kitchen, complete with a Technistone countertop, adds a modern touch to this stylish space.

Residents of the villa enjoy shared amenities, including a sauna, a plunge pool, an elevator, and bicycle storage. The apartment is sold with one private parking space in the courtyard.

Situated in the picturesque Šárecký stream valley, this apartment offers a peaceful retreat from city life while still being conveniently located near all the necessities. Just across the street, the Sarynka nature kindergarten brings a sense of community, while the newly renovated V Sareckem Udoli road doubles as a quiet bike path. The area also boasts a playground, an art school, and the nearby Lysolaje natural pool. Buses to the Dejvická metro station are just a 3-minute walk away, with full amenities in Dejvice only a short drive from home.

This unique apartment is the perfect blend of natural tranquility and urban convenience, offering an unparalleled living experience in one of Prague's most sought-after locations.

Floor area 101.7 m<sup>2</sup>, terrace 37.8 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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