



## Apartment Three-bedroom (4+kk)

€ 824 295 | CZK 20 900 000

176.7 m<sup>2</sup>, Praha 6, Dejvice, Velflíkova





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Total area	180 m <sup>2</sup>
Floor area*	177 m <sup>2</sup>
Terrace	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	106169

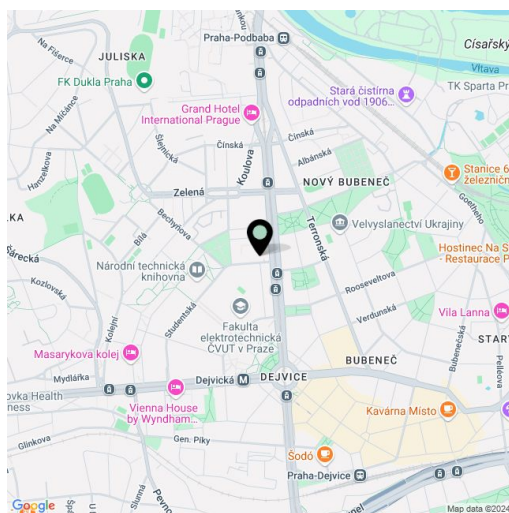
This air-conditioned duplex apartment with a fireplace, air-conditioning, and a terrace with views of Prague Castle is situated on the 4th and 5th floors of a nicely maintained residential building with an elevator, located in the popular district of Dejvice with excellent services, good transport accessibility, 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** facing the courtyard, accessible from the upper floor of the apartment, you can see **Juliska**. It's also an ideal place to watch the sun set.

The elegant, minimalist interior is underscored by **wooden parquet floors** and a **fireplace** located in the middle of the main living area. Facilities also include a complete kitchen with built-in appliances, security entrance door, 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 courtyard. The apartment comes with a **cellar storage unit**.

Dejvice is an attractive area in the wider city center and at the same time in close contact with nature, especially in the nearby **Stromovka Park** and **Šárka Valley**. 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 building, and the Dejvická metro station is within a 5-minute walk.

Floor area 177.3 m<sup>2</sup>, terrace 3.3 m<sup>2</sup>, large cellar.



\* 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.