



## Apartment One-bedroom (2+kk)

€ 268 432 | CZK 6 790 000

26.6 m<sup>2</sup>, Prague 6, Dejvice, Studentská





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Total area	27 m <sup>2</sup>
Parking	-
Cellar	1 m <sup>2</sup>
PENB	D
Reference number	107463

This stylishly furnished apartment is located on the 3rd floor of an apartment building, in which a boutique residential project in a 1930s style was created thanks to a recent sensitive reconstruction. A unique location near Vítězné Square and a university campus, just a few steps from a metro station and tram stop.

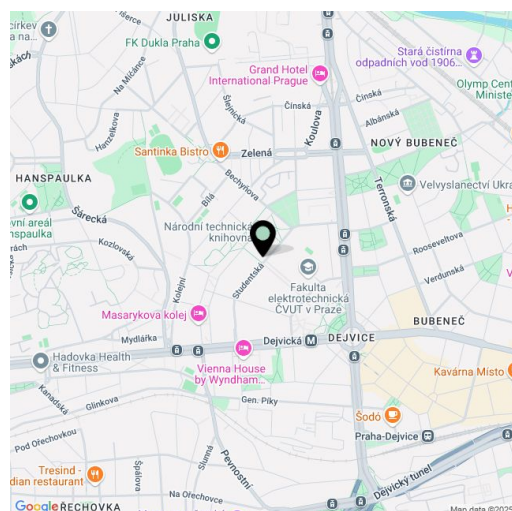
The layout consists of a living room with a kitchen, 1 bedroom, a bathroom (with a shower and toilet), and a hallway.

The west-facing apartment has just been renovated. The ceiling height is 3 m. The kitchen, custom-made by a carpenter, is equipped with a granite worktop, a **Franke** sink, and top-of-the-line appliances: a refrigerator, an induction hob and a **Bosch** dishwasher, an **AEG** oven, and an **Electrolux** hood. The building was completely renovated in 2021-2024. The apartment comes with a **cellar**. A **laundry room** and a **beautiful, quiet garden** are available to residents.

The excellent location allows you to have **everything you need at your fingertips** - the neighborhood is full of restaurants, cafes, and shops. There is a **library** nearby and **farmers' markets** with **street food stalls** are regularly held a few meters away. Excellent transport connections are provided by the nearby metro station (line A) and tram stop. The ride to the airport is also quick.

Floor area 26.6 m<sup>2</sup>, basement 1.3 m<sup>2</sup>. Approved as an accommodation unit.

Financing for the unit has already been arranged at 4.69%, including an appraisal confirming the offer price.



\* 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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