



## Apartment Two-bedroom (3+kk)

Sold

92 m<sup>2</sup>, Prague 6, Hradčany, Tychonova





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Total area	97 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	1 766 CZK monthly
PENB	G
Reference number	19536

**Elegant bright apartment after complete and careful renovation with balcony, loggia and beautiful views, on the 4th floor of a fully reconstructed residential building without a lift, situated in a prestigious area of Prague 6 - Hradčany, in the vicinity of Prague Castle and just a few steps from the metro station line A.**

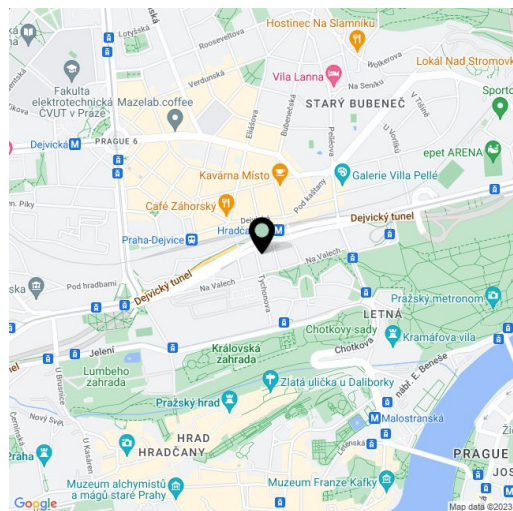
The flat is entered through a central hall; from there you can access a loggia and the rest of the rooms – west oriented open-plan living room with kitchen, dining room and balcony, which **overlooks Prague Castle and the surrounding greenery**, 2 bedrooms with east-facing windows oriented to the nicely landscaped backyard with mature trees, bathroom with bathtub and shower, and a separate toilet.

Features include timber floating floors and new casement windows, **original American stove** in the living room, wooden interior doors. There is a **very spacious pram/bicycle room (approx. 30 m<sup>2</sup>)** available for free use on the ground floor of the building.

**Attractive and sought after address** with all amenities and within easy reach of the city center offers ample opportunities for cultural and sports activities. In the vicinity there are numerous cafes and restaurants, kindergartens, schools, shops, fitness centers, and the Semafor theatre. In a few minutes you can reach Prague Castle, Letná park, and in 15 minutes even Stromovka park, the largest park in Prague.

The apartment is in cooperative ownership.

Interior 92.3 m<sup>2</sup>, balcony 2.6 m<sup>2</sup>, loggia 2.7 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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