



## Apartment Three-bedroom (4+kk)

Sold

187 m<sup>2</sup>, Prague 6, Hradčany, Pod Baštami





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Total area	230 m <sup>2</sup>
Floor area*	187 m <sup>2</sup>
Terrace	43 m <sup>2</sup>
Parking	-
Cellar	-
Service price	5 700 CZK monthly
PENB	G
Reference number	21617

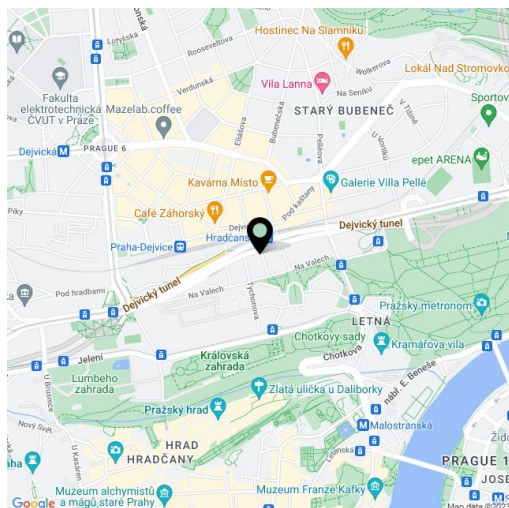
Boasting a large rooftop terrace with views of Prague Castle, this air-conditioned split-level attic flat is situated on the 5th floor of a completely reconstructed apartment building, conveniently located just a few steps from a metro station (line A) in a popular residential part of Prague 6 – Hradčany.

The interior consists of a living room with kitchen and dining room, 3 bedrooms (master bedroom with en-suite bathroom), shared bathroom, walk-in closet, utility room / laundry room, and a hallway with direct private access to the lift. The spacious rooftop terrace offering beautiful views of Prague Castle is accessible via a hall staircase and large sliding skylight. The generously-sized living room allows for a possible conversion to a 4-bedroom layout.

Equipped with **air-conditioning**, **fireplace**, wooden Velux skylights, solid wood casing and door frames, individual gas boiler. The apartment was constructed in 2001 during a complete renovation of the apartment building, which included installation of the new roof, lift, wiring and piping.

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

Interior 186.89 m<sup>2</sup>, terrace 43.3 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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