



## Apartment One-bedroom (2+kk)

Sold

67.9 m<sup>2</sup>, Prague 6, Dejvice, Wuchterlova





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|                  |                   |
|------------------|-------------------|
| Total area       | 68 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 25911             |

This one-bedroom split-level apartment is situated on the 5th floor of a well maintained residential building without an elevator, located in a popular residential area just a few minutes' walk from the Prague Castle, a metro station, and tram stops with quick connections to the city center and to the airport.

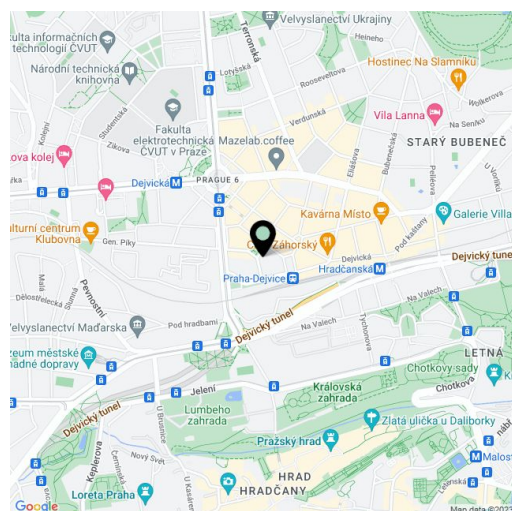
The lower level consists of a **40-meter living room** with a kitchen and dining area, a foyer, a separate toilet, and a closet. From the living area, a staircase leads to the upper level, where you will find a bedroom with an en-suite bathroom.

The apartment **has just been completed** and boasts new floating floors, plaster walls, sanitary ware, and a kitchen unit. There are also new wooden skylights. Heating is by a Vaillant gas boiler. The corner building is nicely maintained, and while there is no elevator, plans for its installation have been drawn up.

The building is located in a **popular residential area** with many well-liked restaurants and cafes, a university campus, and quick connections to the city center from the nearby Dejvická and Hradčanská metro stations and tram stops. The **Prague Castle** is a 15-minute walk away, and there are several **parks** nearby. A popular **farmers' market** is regularly held on Vítězné Square.

Interior 67.9 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



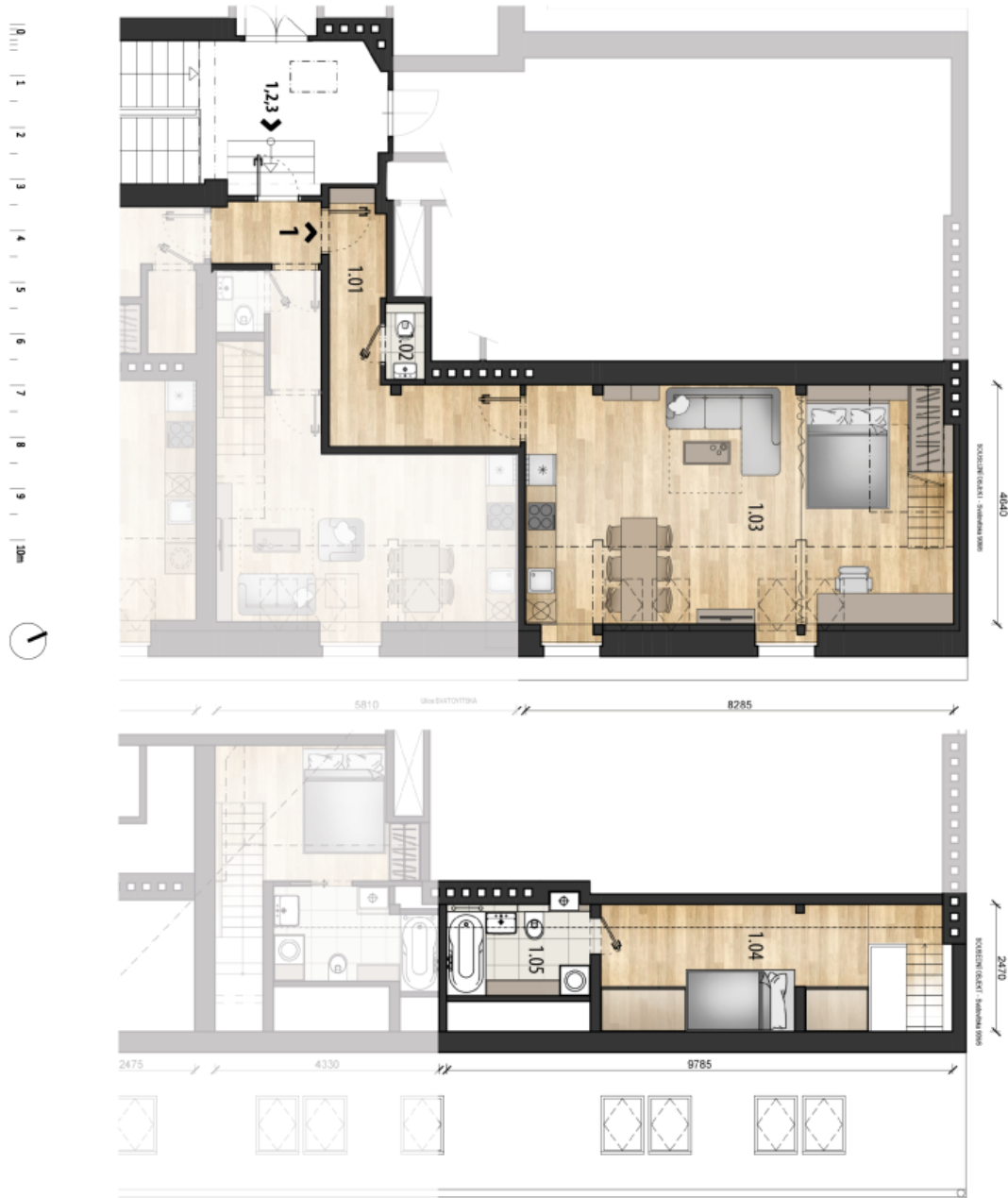
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## WUCHTERLOVA 11

BYTOVÁ JEDNOTKA

ČÍSLO BYTU  
1  
PODLAŽÍ  
6.-7NP  
DISPOZICE  
1+KK

### TABULKA MÍSTNOSTI

|                                     |                           |
|-------------------------------------|---------------------------|
| 1.01 CHODBA                         | 8,7 m <sup>2</sup>        |
| 1.02 TOILETA                        | 1,2 m <sup>2</sup>        |
| 1.03 OBÝVACÍ PROSTOR S KUCH. KOUTEM | 38,3 m <sup>2</sup>       |
| 1.04 SPOJKA                         | 12,8 m <sup>2</sup>       |
| 1.05 KOUPELNA                       | 5,6 m <sup>2</sup>        |
| <b>CELKOVÁ OBÝVACÍ PLOCHA</b>       | <b>66,6 m<sup>2</sup></b> |

SPOJKA CHODBA - PODLAŽÍ 47%

CELKOVÁ PODLAŽNÍ PLOCHA 67,9 m<sup>2</sup>

! Technická příloha je dle přílohy 2 a 3 přílohy obecných předpisů v sídlišti v sídlišti, která se vztahují k dispozici a energetické hodnotě stavebního tělesa a střešní konstrukce.