



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	41 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	25917

This one-bedroom split-level attic 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.

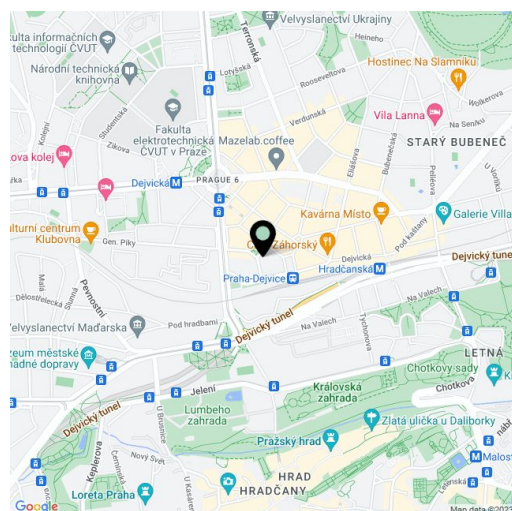
The lower level consists of a living room with a kitchen and dining area, a foyer, a separate toilet, and a closet. From the living area, a staircase leads to the upper level, which is reserved for a bedroom with an en-suite bathroom.

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 frequented 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 40.6 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.



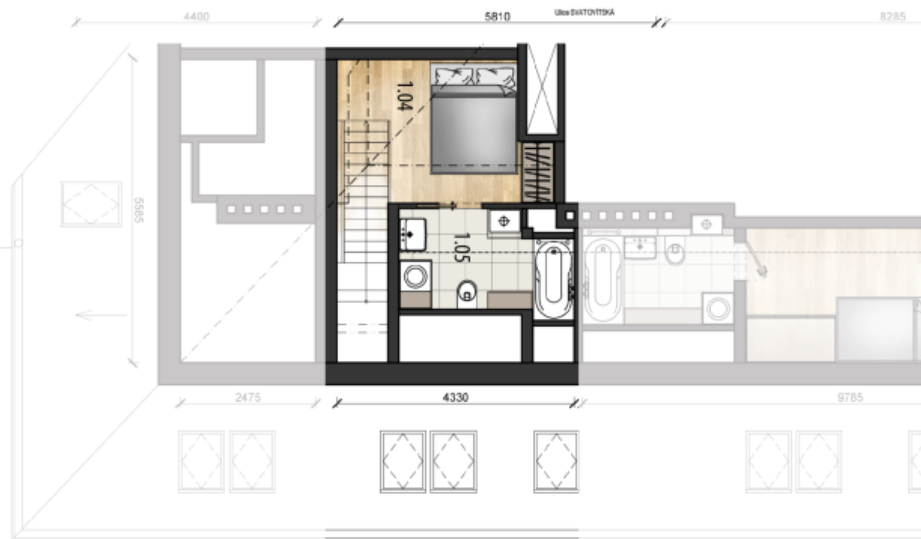
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## WUCHTERLOVA 11

BYTOVÁ JEDNOTKA

ČÍSLO BYTU	2
POULŽÍ	6.-7.NP
DISPOZICE	1+KK

### TABULKA MÍSTNOSTI

1.01 CHODBA	2,5 m <sup>2</sup>
1.02 TOILETA	1,2 m <sup>2</sup>
1.03 OBÝVACÍ PRŮCHOD S KUCH. KOUTEM	22,4 m <sup>2</sup>
1.04 SÁLNA	8,2 m <sup>2</sup>
1.05 KOUPELNA	5,6 m <sup>2</sup>
CELKOVÁ OBÝVACÍ PLOCHA	39,9 m <sup>2</sup>

SPRÁVEČNÁ CHODBA - PODÍL 28%

CELKOVÁ PODLAŽNÍ PLOCHA 40,6 m<sup>2</sup>

**!** Technická příloha je dle přílohy 2 a 3 přílohy obecných předpisů v sídlišti, obsahuje a energetický charakterizaci bytu a sídliště