



## Apartment Two-bedroom (3+1)

Sold

73 m<sup>2</sup>, Prague 6, Dejvice, Šarecká





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Total area	77 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	garage for 1 car
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29364

This sunny and quiet apartment with a garden-facing balcony and a garage is part of a smaller apartment house situated in the prestigious location of Hanspaulka near the Divoká Šárka nature reserve. Pleasant living with a minimum of noise, a lot of greenery and a quick connection to the subway or the airport.

The apartment is located on the ground floor and consists of a west-facing living room/dining room with access to a light-filled kitchen. A balcony and 2-bedroom windows face east to the **garden**. There is a vestibule, hall, bathroom (with corner bathtub and shower enclosure) and separate WC.

Facilities include wooden **parquet** flooring in the living room, linoleum flooring in the kitchen, laminate flooring in the hallway, tiles in the bathroom and WC, and plastic windows. The kitchen is equipped with a built-in dishwasher, electric oven and gas stove, table and bar chairs. Standpipes and electrical wiring are after reconstruction. Heating is provided by the gas boiler (from 2015). The price includes a **cellar** and **garage** for 1 car. Residents can use the **garden** or the common cellar and loft space.

The popular Hanspaulka district offers traditional and peaceful residential accommodation. There are good connections to the **Bořislavka** metro and tram station (5 minutes). **Hradčanská** is 10 minutes by bus, and the bus station is a few steps from the house. There is a supermarket, a restaurant, a bank and a café nearby. There is also a **kindergarten** and **elementary school** and several playgrounds within walking distance. The surrounding area offers many opportunities for walks, whether in the Functionalist **Baba** neighborhood and the impressive ruin of the same name with a view, to the Church of Saint Matthias or the Divoká Šárka nature reserve, where you can walk for hours in the shade of lush, towering trees.

Interior 73 m<sup>2</sup>, balcony 4 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.

