



## Apartment Two-bedroom (3+kk)

Sold

85 m<sup>2</sup>, Prague 6, Dejvice, Paťanka





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Total area	107 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	22 m <sup>2</sup>
Garden	17 m <sup>2</sup>
Parking	450 000
Garage	Yes
Cellar	Yes
Service price	3 057 CZK monthly
PENB	C
Reference number	30817

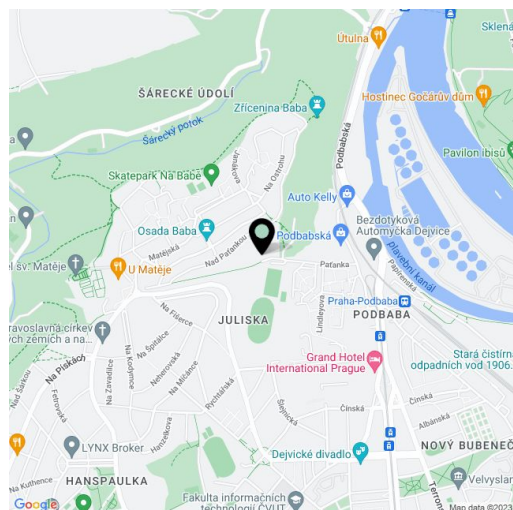
This renovated apartment with a spacious balcony, front garden, and garage parking space is situated on the ground floor of a modern residential complex. The residence is located in a popular part of Prague 6 - Dejvice with full urban amenities, great connections to the center, and with greenery in close proximity.

The layout consists of a living room with a dining room, an open plan kitchen and a **southeast-facing balcony**, 2 bedrooms (one with access to the balcony, the other with access to a front garden), a large bright bathroom (corner bath, sink, toilet, bidet, storage space, connection for a washing machine and dryer), and an entry hall. **Since the building is located on a slope, the living room with a balcony as well as one bedroom are on the 1st floor.**

The apartment was renovated in 2015 (with the exception of the bathroom). Features include **oak floors**, wooden Euro windows, security entrance doors, internal DANA Austrian doors with concealed hinges, a handleless custom-made kitchen (veneer and varnish) with **Siemens** appliances, a **wine cabinet**, a **Technistone** worktop, and a preparation for water filtration and built-in cabinets and other storage space. There are also **backlit ceilings** in the living room, which has a built-in audio system, and interior blinds (blackout blinds in the bedroom). Heating is provided by a central boiler in the building. The price includes an **extended garage parking space** with a storage area and a **brick cellar** just behind the parking spot. In addition to access to the balcony and front garden, the apartment is **wheelchair accessible** with no thresholds.

A supermarket, a drugstore, a restaurant, and the **Juliska sports complex** are in close proximity. Within walking distance, there is both a kindergarten and elementary schools, as well as a family community center. The residence is surrounded by greenery, the **Baba natural monument** with romantic ruins and a beautiful view of Prague is ideal for walks. It is possible to bike to **Stromovka Park** and the **Šárka nature reserve**, or to a ferry crossing that connects to a popular bike path along the right bank of the Vltava River. Perfect transport connections are provided by frequent tram and bus links (5 minutes to the Dejvická metro station, line A) and trains (3 minutes to the Nádraží Holešovice metro station, 13 minutes to the Main and Masarykovo train stations). The airport is also within easy access.

Interior 88 m<sup>2</sup>, balcony 22 m<sup>2</sup>, front garden 17 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.