



## Apartment Three-bedroom (4+1)

Sold

113 m<sup>2</sup>, Praha 6, Hradčany, K Brusce





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Total area	115 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	F
Reference number	33926

This apartment with a balcony facing a green courtyard is located on the 1st floor of an apartment building situated in one of the most attractive parts of Prague 6 - Hradčany, within walking distance of the Prague Castle and other monuments, several parks, public transport stops, and all amenities. A share of the commercial premises in the building with an interesting annual yield is included.

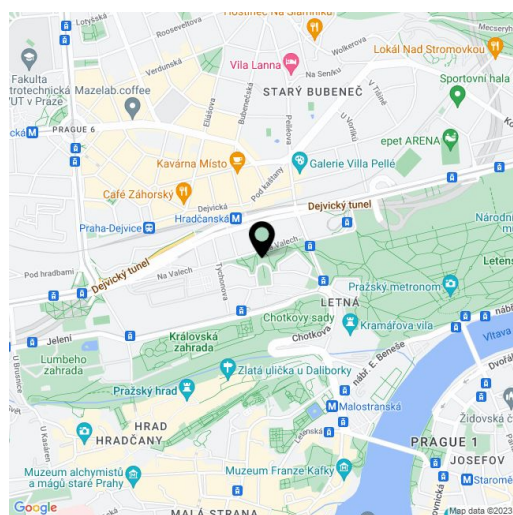
The practical layout offers a living room and 2 separate bedrooms in the east part of the apartment (1 with the possibility of a separate entrance from the hallway). The west-facing part overlooking the courtyard consists of a study, a separate kitchen with a dining room, and a **balcony**. There is also a spacious entrance hall, a closet, a bathroom, and a guest toilet.

The interior with **high ceilings** boasts **refurbished parquet floors**, new tiles, and renovated casement windows with added insulation. The balcony has a lockable and openable lattice. Heating is by a Vaillant gas boiler. **The building has been reconstructed** (roof, facades, risers, plumbing, terrazzo on the common staircase, commercial space, Internet, telephone, and TV cabling). The non-residential premises and garden have also been newly renovated, and the building has undergone extensive work to remove moisture. The property includes an approximately **1/8 share** in long-term leased commercial spaces with a yield of **over CZK 800,000 per year** and also for example in the large attic, garden, or land under the building.

The strategic location allows quick access to the city center by metro and tram. The Hradčanská metro station is a 1-minute walk away. Nearby, there is also a supermarket, a pharmacy, and other shops, a farmers' market, many restaurants, bistros, and cafes, as well as a kindergarten or the international **Riverside School Prague** junior high. The **Charlotte G. Masaryk Park** is within walking distance, as is the **Royal Garden** or **Letna Park**. The location is easily accessible by car thanks to the proximity to the Blanka tunnel complex.

Interior 112.3 m<sup>2</sup>, balcony 2.3 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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