



Apartment Two-bedroom (3+kk)

Sold

86.19 m², Prague 6, Dejvice, Pařanka





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Total area	90 m ²
Floor area*	86 m ²
Balcony	23 m ²
Parking	600 000
Garage	Yes
Cellar	Yes
Service price	5 604 CZK monthly
PENB	G
Reference number	38698

This modern, air-conditioned apartment with two balconies and views of the river or the green side of the zoo and botanical garden is located on the 5th floor of a residential complex set in a popular part of Prague 6 - Dejvice called Podbaba. The place offers perfect access via public transport, sports opportunities, a full range of services, and plenty of greenery. Available from 03/2022.

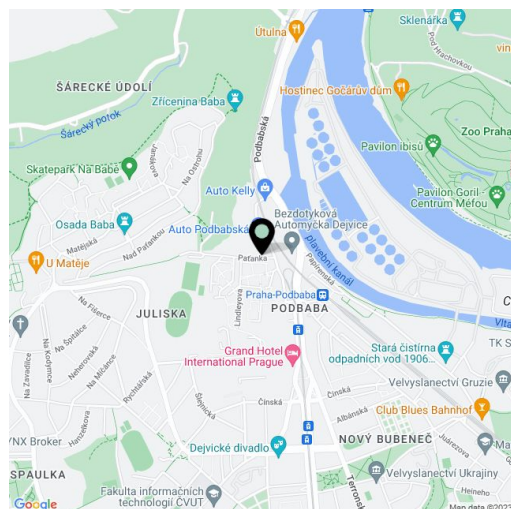
The well-arranged layout consists of a living room with a kitchen, a dining room, and a **northeast balcony**, 2 bedrooms with access to a large **east-facing balcony**, 2 bathrooms (1 with a shower and toilet, 1 with a bath and toilet), and a hall.

The building was completed in 2009 and the apartment was renovated in 2016. Facilities include **wooden double-glazed Euro windows**, vinyl floors in an oak decor, a security entrance door, **Sapeli interior doors**, **glazed sliding doors** to the living room, Samsung air-conditioning, a **Hanáč** kitchen with **Bosch** appliances and Samsung refrigerator, Laufen sanitary ware, a **bio fireplace**, or built-in wardrobes in the hall and bedrooms. Heating is provided by a central boiler room. The unit comes with a **cellar storage units and garage parking space**.

The residential complex was built on the site of a former malthouse, which began operating in 1873 and at one time was the largest in Europe. The area is **perfectly accessible**; tram and bus stops and a train station are just a few minutes walk' away. There is a supermarket, drugstore, and other shops right next to the complex, and within walking distance or a quick drive there are kindergartens, a state elementary school, and a **Scio school**, a house for children and youth, a sports center, a tennis hall, the **Juliska** athletic stadium, or the **Dejvické theater**. The area also offers a wide range of walks and bike rides; directly above the complex is the unique **Baba** Functionalist residential area and the eponymous natural monument and ruins with beautiful views of Prague. Within a short walk or bike ride you can reach both the **Šárka and Stromovka parks**. A nearby ferry will take you to the other side of the Vltava River to a bike trail and the zoo.

Interior 88.82 m², balconies 19.82 m² and 3.65 m², cellar 4.89 m².

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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