



## Apartment Two-bedroom (3+1)

Sold

117 m<sup>2</sup>, Praha 6, Suchdol, Brandejsovo náměstí





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Total area	127 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Separate garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	38858

This bright, renovated duplex apartment with air-conditioning and a terrace overlooking the surrounding area is located on the 3rd floor of an apartment building approved in 2003, located in a quiet place near the CULS campus in Prague 6 - Suchdol. Easily accessible and close to the airport, it combines the benefits of city living and beautiful nature.

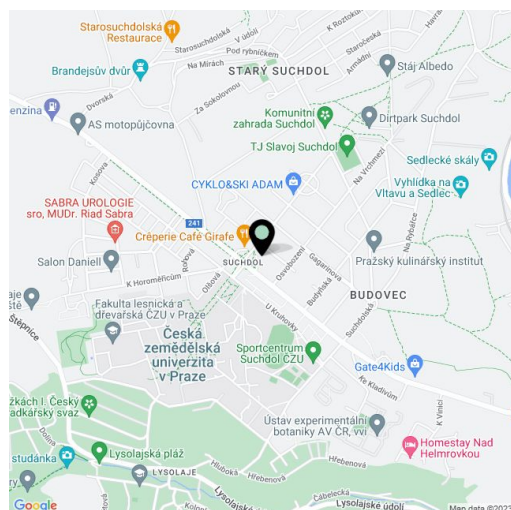
The entrance level of the apartment consists of a living room, a spacious kitchen with access to the terrace, a bedroom, a hall, a toilet, and a dressing room with storage space. In the attic, there is a gallery (used as a large bedroom), a fitted walk-in wardrobe, and a bathroom (large bathtub, shower) with views of Prague Castle and Petrin Hill.

Wooden oak floors, tiles, plastic and wooden windows, doors with concealed hinges, security entrance doors, built-in wardrobes and storage space, separate gas boiler, air-conditioning with remote WIFI control (with the option of cooling or heating), satellite reception. The kitchen contains built-in appliances; the hob is gas. The purchase price includes a separate garage with storage space, the possibility of parking another car on an enclosed plot, and a cellar storage unit. The building with a family atmosphere has a nicely landscaped enclosed garden with playground in the courtyard.

The building without an elevator is a short walk from a bus stop with frequent and fast connections to the Dejvická metro station; a tram line is planned. In the immediate vicinity, there is a grocery store or a popular restaurant with a large garden, and regular farmer's markets are held nearby. Within walking distance is a health center, shops, a post office, a pharmacy, a library, playgrounds, a swimming pool, and other sports facilities. The surrounding area offers the possibility of hiking and cycling trips in several natural monuments and reservations, such as Roztocký Grove, the valley of the Únětický Stream, Šárka Valley, or Housle.

Interior 116.72 m<sup>2</sup> (103.68 m<sup>2</sup> according to the owners' declaration), balcony 10.35 m<sup>2</sup>, cellar 2.56 m<sup>2</sup>, separate garage 15.36 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.