



## Apartment Two-bedroom (3+kk)

Sold

76 m<sup>2</sup>, Prague 6, Dejvice, Nad Strakovkou





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|                  |                                      |
|------------------|--------------------------------------|
| Total area       | 79 m <sup>2</sup>                    |
| Floor area*      | 76 m <sup>2</sup>                    |
| Balcony          | 3 m <sup>2</sup>                     |
| Parking          | On the plot in front of the building |
| Cellar           | Yes                                  |
| Service price    | 4 945 CZK monthly                    |
| PENB             | F                                    |
| Reference number | 40337                                |

This completely renovated apartment with a loggia with breathtaking views of the Prague panorama, including Prague Castle, is located on the 3rd floor of a small apartment building without an elevator in an attractive part of Prague 6 in Hanspaulka, within walking distance of the Dejvická metro station.

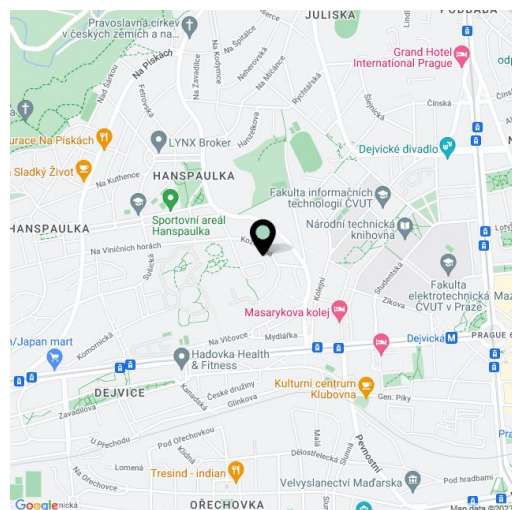
The apartment on the 3rd floor is divided into a living room with a kitchen and **west-facing balcony**, 2 bedrooms, a bathroom with a toilet, a hallway, and a closet.

The interior was renovated in 2020 according to **architectural designs**. Facilities include oak **wood floors**, French tiles, and **underfloor heating** in the bathroom. The living room has a preparation for air-conditioning, windows, and outdoor blinds (with manual control and a preparation for electric control). The balcony can be shaded by an **awning**. The custom-made kitchen has a worktop made of **artificial stone**. Hot water is provided by a boiler. Central heating. Residents of the building with only 8 units can use the pram, laundry, and drying rooms. The unit comes with a **cellar storage unit**. Parking is possible in **front of the building**.

The building is part of a very nice neighborhood full of **greenery**. Within a 10-minute walk, there is a tram stop and metro station. It is only about 15 minutes by car to the airport. Within walking distance is a university campus with the **National Technical Library** and a branch of the Municipal Library, sports grounds with **tennis courts**, and several restaurants. **Farmers' markets** are close-by. A **bike trail** goes around the building that will safely take you to a **large forest park** along the Šárecký Stream.

Interior 75.9 m<sup>2</sup>, balcony 2.5 m<sup>2</sup>, cellar 5.62 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.