

## Apartment Two-bedroom (3+1)

Sold

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



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Total area	93 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	23 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 390 CZK monthly
PENB	B
Reference number	33909

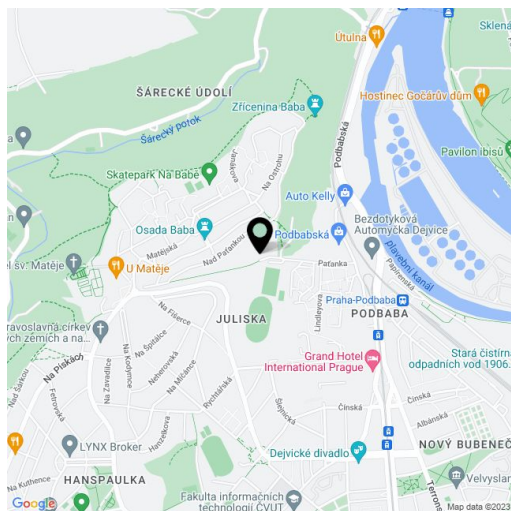
This apartment with 2 large balconies accessible from all rooms is situated on the 1st floor of a building in a modern residential complex located in Prague 6 - Dejvice near Stromovka Park and the Baba natural monument.

The layout offers a living room with an adjoining balcony, a kitchen, 2 bedrooms with access to the 2nd balcony, a bathroom (with a bathtub and toilet), a washing room (originally the guest toilet), a hallway, and a closet. One balcony is oriented towards the east, and the other towards the west.

Facilities include **Kährs wooden floors**, wooden windows with interior blinds, a **Sykora** kitchen unit with **Siemens** appliances, built-in wardrobes, a fire safety entry door (Class III), and a videophone. The unit comes with a **cellar**.

A supermarket and several other shops, a house of children and youth, or the Juliska sports complex are in the vicinity. Kindergartens and elementary schools are within walking distance. Trams and suburban trains provide quick access to the city center, and it takes less than 5 minutes to get to the Dejvická metro station (line A) and the Nádraží Holešovice metro station (line C). The surrounding area has plenty of greenery. You can easily walk or bike to **Stromovka Park** or take the nearby ferry to the popular bike and inline track on the opposite bank of the Vltava River. The complex is set under the green hillside of the **Baba natural monument**, with beautiful views of Prague.

Interior 69.92 m<sup>2</sup>, balconies 22.58 m<sup>2</sup> (12.80 m<sup>2</sup> and 9.78 m<sup>2</sup>), cellar 3.4 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.

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