



## Apartment One-bedroom (2+kk)

Sold

94 m<sup>2</sup>, Prague 6, Dejvice, Václavkova

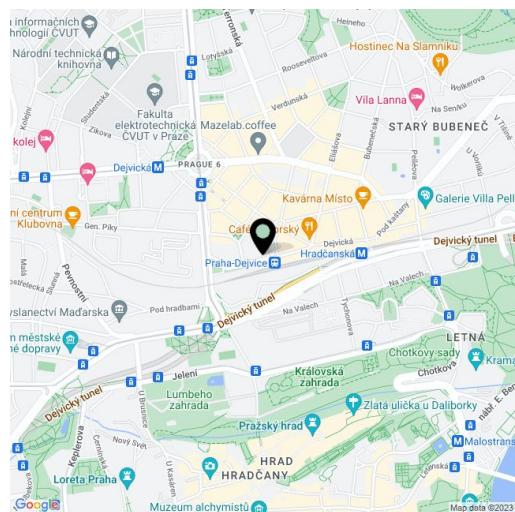




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|                  |                   |
|------------------|-------------------|
| Total area       | 99 m <sup>2</sup> |
| Floor area*      | 94 m <sup>2</sup> |
| Balcony          | 5 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | 10 m <sup>2</sup> |
| PENB             | D                 |
| Reference number | 101071            |



\* 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.

**This stylishly renovated apartment with the elegance of the 1930s, an airy interior, designer equipment, two balconies, and views of St. Vitus Cathedral is located on the 4th floor of a classic apartment building with an elevator. The brick building stands on the border of Dejvice and Hradčany, on a side street lined with mature trees.**

The current layout of the apartment offers a living room with an open plan kitchen, dining room, and **two balconies**, a bedroom with a **separate work area**, a bathroom, a separate toilet, an entrance hall, and a **walk-in wardrobe**. The sunny balconies in the living room provide **postcard views of the Hradčany panorama**; the bedroom faces a **quiet green courtyard**. By building a partition in the **48 sq. m. living room**, this current 1-bedroom apartment can be transformed into a **2-bedroom layout**.

Its sensitive reconstruction according to the designs of a **renowned architectural studio** was completed in 2020. The goal of the modifications was to **harmonize historical elements with modern ones** and ensure a **high standard** while preserving the **original atmosphere**. The floors are three-layer **wooden**, the living room has an **air conditioning unit**, the windows and balcony doors are faithful replicas of the original ones, including unusual paneling, the bathroom is equipped with high-quality sanitary ware, the subtle kitchen is equipped with brand-name appliances that don't detract from the elegant appearance of the living space. The interior also stands out with plenty of storage space; the unit also comes with a **large cellar**. The purchase price includes the **designer furniture** shown in the photographs, apart from the dining table and chairs that will be different.

The building stands on a side street with a **landscaped park**. Popular cafes, but also shops, restaurants, a post office, and other services are within a short walking distance. Excellent access to public transport is ensured by the nearby tram and bus stops, the Dejvická and Hradčanská metro stations, or a railway station, which in the future will also be a stop on the **high-speed train line to the airport**. By car, you can connect to a tunnel complex in no time. It is possible to reach the gardens of the Prague Castle, Stromovka or Letenské Sady parks in just a short walk.

Floor area 94 m<sup>2</sup>, balconies 5 m<sup>2</sup>, cellar 10.2 m<sup>2</sup>.



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