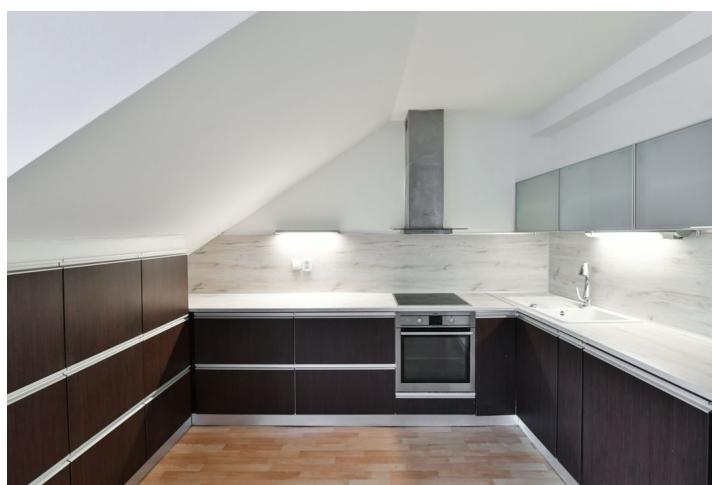




Apartment Three-bedroom (4+kk)

Sold

90 m², Prague 6, Sedlec, Roztocká



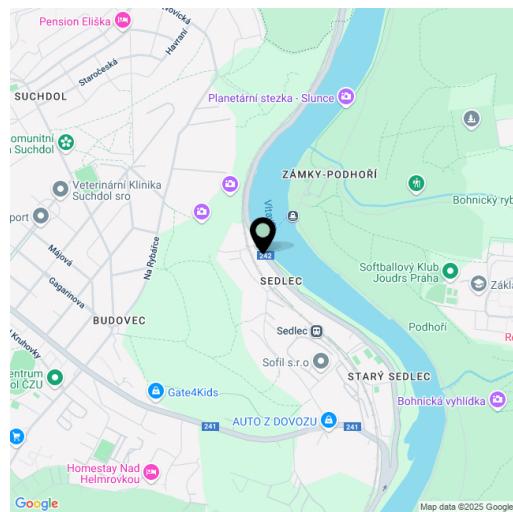


Apartment Three-bedroom (4+kk)

Sold

90 m², Prague 6, Sedlec, Roztocká

Total area	90 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	101407



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This sunny apartment with unique views of the Vltava River and the surrounding nature is located in the attic of a villa from the 1930s without an elevator, with only 3 units, a common garden, and parking in Prague 6 - Sedlec. The location provides a wealth of sporting activities, with the international Riverside School within walking distance and the airport only a short drive away.

The layout of the apartment, spread out over the entire 2nd floor, consists of a bright living room with a kitchen, 3 bedrooms, an airy bathroom (corner bathtub, toilet, sink, heated ladder rail, and a connection for a washing machine) and a foyer with a small storage room. The windows of the living room and 1 bedroom are **east-facing**, the bathroom is **south-facing**, and the other 2 bedrooms are **west-facing**.

The apartment was approved in 2010 when the house was completely renovated. The floors of the rooms are floating laminate, **natural marmoleum** in one bedroom. Windows are plastic with **insect nets** and interior blinds, and in the living room additionally with high-quality **textile blinds**. The kitchen is equipped with built-in **AEG and Bosch** appliances; the bathroom has a **Villeroy & Boch** sink in an **artificial stone** slab. Central gas heating. The apartment includes a **large brick cellar** (21 sq. m.) and **1 parking space** in the yard behind the remote-controlled gate. Residents can use the drying room in the basement of the house and a landscaped **grassy garden** with herbs, edible shrubs, trees, as well as ornamental plants. Above the apartment is a **preparation for a common roof terrace**. There is **no elevator** in the building.

This neighborhood with a **unique atmosphere** lies between several **natural monuments**, right next to the **ferry** to the right bank of the Vltava River with a popular **bike path and inline track**. Not far away is a large **children's and workout playground**. Excellent transport connections are provided by trains (Nádraží Holešovice metro station in 7 min., Masaryk Railway Station 12 min.) and buses to the Dejvická metro station. The prestigious **Riverside School** is within walking distance, and the **ISP and ParkLane** international schools or the CZU campus are within a short driving distance.

Rented until 30.6.2023 with the possibility of extending the rental term.

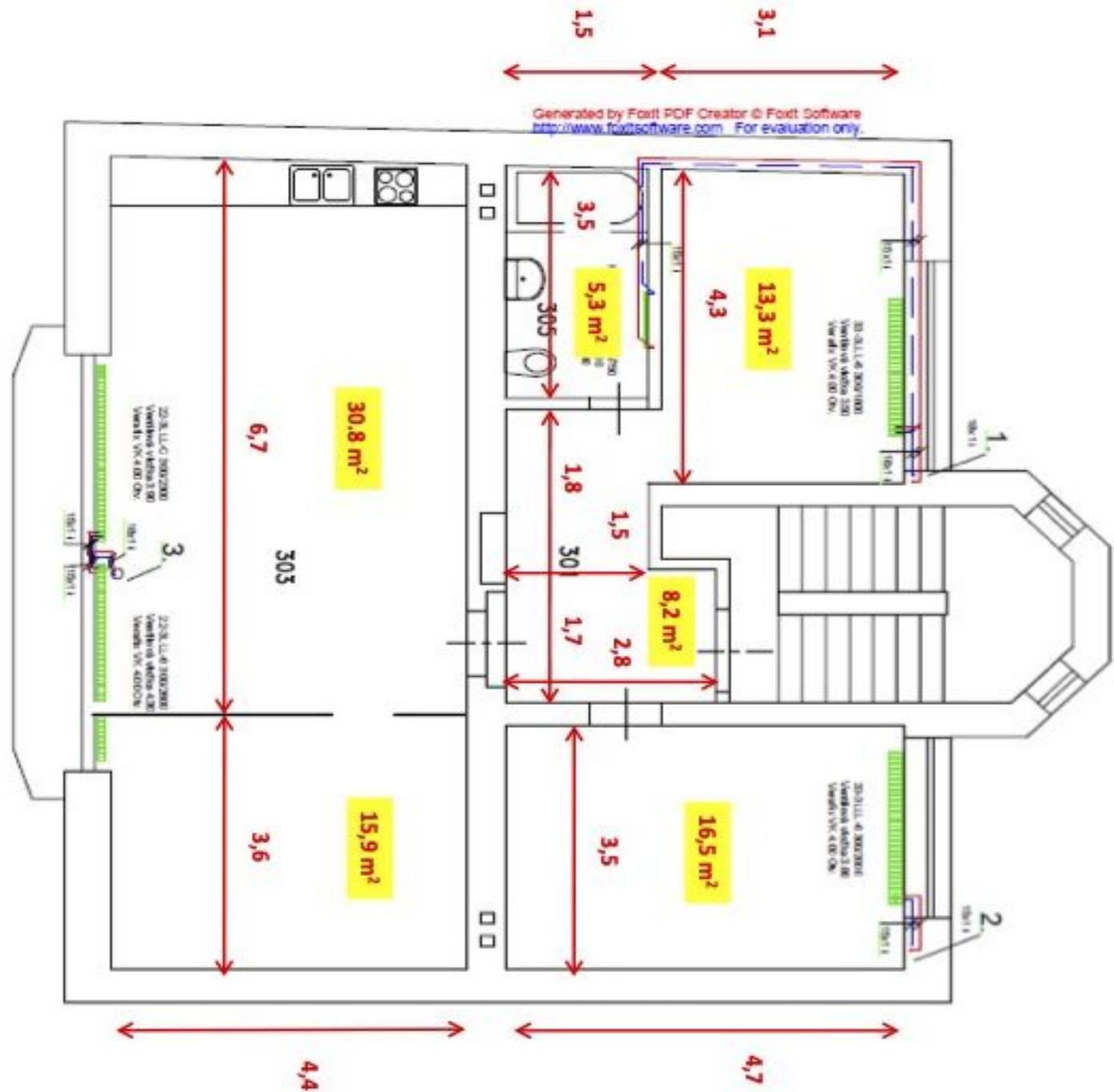
Floor area 89.8 m², cellar 21.2 m², share in the common garden with a total area of 313 m².



Apartment Three-bedroom (4+kk)

Sold

90 m², Prague 6, Sedlec, Roztocká



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