



Apartment Two-bedroom (3+1)

Sold

97 m², Prague 6, Hradčany, Tychonova

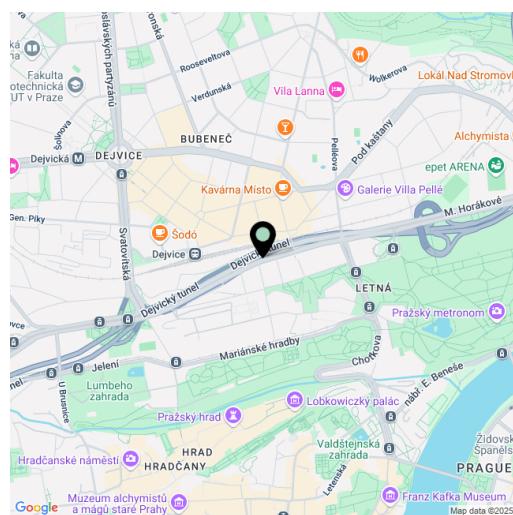




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Total area	99 m ²
Floor area*	97 m ²
Balcony	2 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	103390



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This completely renovated apartment with a balcony and impressive views of the historic facades of the surrounding Dejvice and Hanspaulka buildings is located on the 4th floor of an apartment building in a convenient location within reach of complete civic amenities, just a few steps from a metro and tram station and at the same time close to several parks and the Prague castle.

The layout of the apartment consists of a kitchen, 2 non-passable and 1 passable rooms, a bathroom with a bathtub, a separate toilet with a sink, a pantry, and an entrance hall with a **balcony**. One of the rooms has a built-in **walk-in wardrobe**.

The high standard facilities include hardwood three-layer oak floors, new **wooden windows** with **oak window sills** and insulating triple glazing ensuring **excellent sound insulation**, **marble tiles** and **ambient LED lighting** in the bathroom, security doors, and a custom-made ash kitchen unit (induction hob, steam oven, dishwasher, practical movable center island). Central heating. The apartment comes with a **cellar cubicle**. The building has an **elevator** and nicely maintained common areas. Thanks to a share in the HOA's income from the rent of non-residential premises on the ground floor, operational costs are completely minimal.

The building is located in the immediate vicinity of the Hradčanská metro station and tram stop and the stop of the future express train to the airport, a short distance from a state and private kindergarten or the Riverside School Prague – Junior High international school, a short distance from cafes, restaurants, and shops. **The picturesque district of Hradčany** offers the possibility of **beautiful walks**, and through the **Charlotte G. Masaryková Park** you can walk to the **Belvedere** and through the **Royal Garden** to the **Prague Castle** in no time. The vast **Letenské Sady Park** is not far either.

Floor area 94.8 m², balcony 2 m², cellar 2 m².



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