



## Apartment One-bedroom (2+1)

Sold

63 m<sup>2</sup>, Prague 6, Bubeneč, Na Hutích



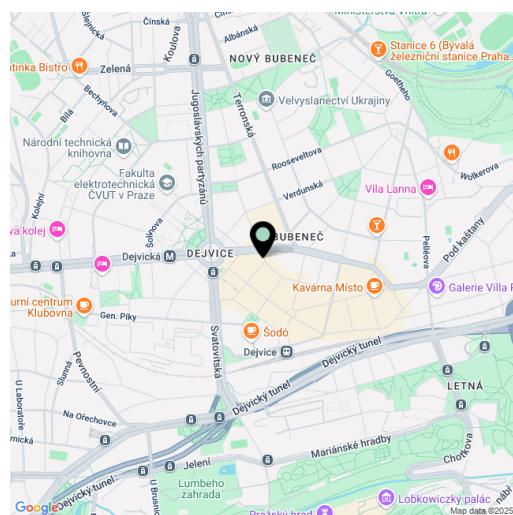


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Total area	67 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	105373



\* Size of the unit according to the Housing Act.

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

**This bright two-room apartment with a balcony is located in a classic apartment building with an elevator, situated on the border of the Bubeneč and Dejvice districts near Vítězné Square. Its location offers all the benefits of city living, with theaters, cafes, restaurants, and shops nearby, while also providing access to the green oasis of the nearby Stromovka Nature Reserve.**

The west-facing apartment is located on the 3rd floor and consists of a living room, a kitchen with access to a balcony and a toilet, a bedroom, a bathroom with a shower, and a hallway. It also comes with a brick cellar cubicle in the basement of the building.

The apartment was renovated in 2022, but the **high ceilings, wooden windows, and wooden interior doors** have been preserved. The main room has original **parquet floors**, and other rooms have new **floating floors** and the bathroom is tiled. Heating is provided by **smart electric direct heaters**, and hot water is by a boiler with an 80 l storage tank.

Dejvice is an elegant district with wide streets, greenery, magnificent buildings from the 1930s, and complete services. The university campus of CTU and VŠCHT as well as the building of the National Technical Library are located here. Popular **farmer's markets** with a street food zone are regularly held on Vítězné Square. The ideal distance from the center is enhanced the availability of the **metro**, numerous tram lines, the Praha-Dejvice train station, and nearby entrance to a **tunnel complex**.

In the Owner's Statement it is listed as studio apartment with a separate kitchen (1+1).

Floor area 62.6 m<sup>2</sup>, cellar 3.8 m<sup>2</sup>, balcony 4 m<sup>2</sup>.