



## Apartment Two-bedroom (3+kk)

Sold

102.1 m<sup>2</sup>, Prague 6, Veleslavín, Na Dračkách



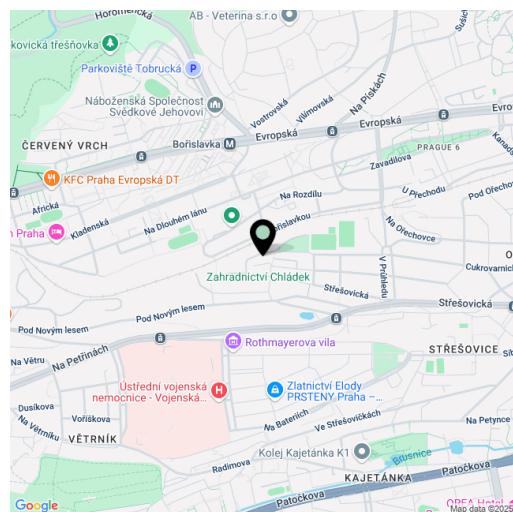


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Total area	197 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Terrace	95 m <sup>2</sup>
Parking	2 parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107093



\* 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 sunny, high-standard air-conditioned apartment on the 4th floor of a new building with a reception and an elevator is situated in the prestigious villa district of Ořechovka, offering impressive views and a unique location that connects the historical center of Prague and the enchanting nature of Divoká Šárka. The penthouse apartment with a green terrace, outdoor Jacuzzi, 2 garage parking spaces, and a cellar is part of the award-winning Maison Ořechovka residential complex.**

The layout of the apartment consists of a living room with a kitchen, 2 bedrooms, a bathroom with a shower, bathtub, and toilet, a separate toilet, a storage room, and an entrance hall. The **terrace**, surrounded by greenery and with a seating area, a barbecue, and a **Jacuzzi**, is southwest-facing and accessible from the kitchen, living room, and master bedroom. The apartment includes **2 parking spaces** and a cellar, both located on the 1st underground floor.

The **Maison Ořechovka** project from the workshop of a leading Czech developer and renowned studio was completed in 2022 and subsequently won numerous awards in several architectural competitions. Premium materials and high-standard furnishings were used during the implementation: **BOEN** three-layer wooden floors, **Lignum** rebateless interior doors, large-format tiles and floor tiles from the **REFIN** Italian brand, **Villeroy & Boch** bathroom fixtures, Hansgrohe faucets, Zehnder Aura designer bathroom radiators, **underfloor heating, heat recovery**, large-format aluminum **windows with insulating triple glazing**, 2N communicator, **NEXT security entrance door** or a terrace covered with **Thermowood** wood. The common areas of the building, which are secured by a camera system, also include a **reception, staircase and elevator**, and a bicycle and stroller room. Heating is provided by a central gas boiler.

This desirable part of **Prague 6** offers excellent civic amenities including international schools (International School of Prague and Riverside School), restaurants, and shops (Bořislavka Centrum). The location also boasts excellent accessibility to the city center and **Václav Havel Airport**. For sports lovers, the Hvězda winter stadium and Bořislavka swimming pool with a sauna are within easy reach, and runners and cyclists will find the entrance to the vast **Šárka-Lysolaje Nature Park**, 1.5 km away, convenient.

Floor area of the apartment 102.1 m<sup>2</sup>, terrace 58.7 m<sup>2</sup>, roof garden 36 m<sup>2</sup>, cellar.



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01 CHODBA	10,7 m <sup>2</sup>
02 OBÝVACÍ POKOJ, KUCHYNŠKÝ KOUT	35,8 m <sup>2</sup>
03 POKOJ	17,0 m <sup>2</sup>
04 KOUPELNA+WC	8,2 m <sup>2</sup>
05 POKOJ	13,7 m <sup>2</sup>
06 KOMORA	4,9 m <sup>2</sup>
07 WC	1,9 m <sup>2</sup>
<b>UŽITNÁ PLOCHA BYTU</b>	<b>92,4 m<sup>2</sup></b>
<b>PODLAHOVÁ PLOCHA BYTU</b>	<b>102,3 m<sup>2</sup></b>
08 TERASA	58,7 m <sup>2</sup>
09 STŘEŠNÍ ZELEN (NEPOCHOZÍ)	36,0 m <sup>2</sup>

BYT

