



Apartment Two-bedroom (3+1)

Sold

73 m², Prague 6, Dejvice, Šárecká



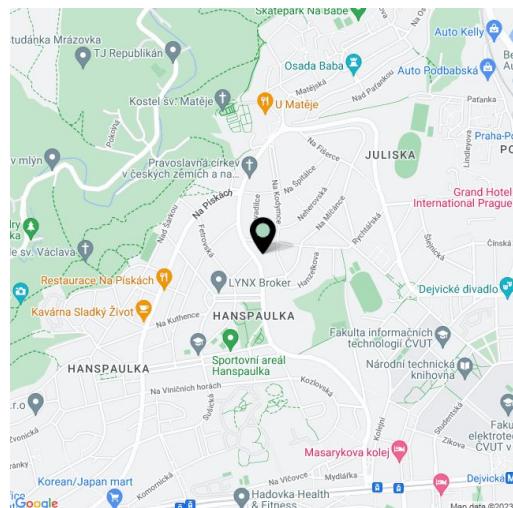


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Total area	77 m ²
Floor area*	73 m ²
Balcony	4 m ²
Parking	garage for 1 car
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29364



* 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 and quiet apartment with a garden-facing balcony and a garage is part of a smaller apartment house situated in the prestigious location of Hanspaulka near the Divoká Šárka nature reserve. Pleasant living with a minimum of noise, a lot of greenery and a quick connection to the subway or the airport.

The apartment is located on the ground floor and consists of a west-facing living room/dining room with access to a light-filled kitchen. A balcony and 2-bedroom windows face east to the **garden**. There is a vestibule, hall, bathroom (with corner bathtub and shower enclosure) and separate WC.

Facilities include wooden **parquet** flooring in the living room, linoleum flooring in the kitchen, laminate flooring in the hallway, tiles in the bathroom and WC, and plastic windows. The kitchen is equipped with a built-in dishwasher, electric oven and gas stove, table and bar chairs. Standpipes and electrical wiring are after reconstruction. Heating is provided by the gas boiler (from 2015). The price includes a **cellar** and **garage** for 1 car. Residents can use the **garden** or the common cellar and loft space.

The popular Hanspaulka district offers traditional and peaceful residential accommodation. There are good connections to the **Bořislavka** metro and tram station (5 minutes). **Hradčanská** is 10 minutes by bus, and the bus station is a few steps from the house. There is a supermarket, a restaurant, a bank and a café nearby. There is also a **kindergarten and elementary school** and several playgrounds within walking distance. The surrounding area offers many opportunities for walks, whether in the Functionalist **Baba** neighborhood and the impressive ruin of the same name with a view, to the Church of Saint Matthias or the Divoká Šárka nature reserve, where you can walk for hours in the shade of lush, towering trees.

Interior 73 m², balcony 4 m².