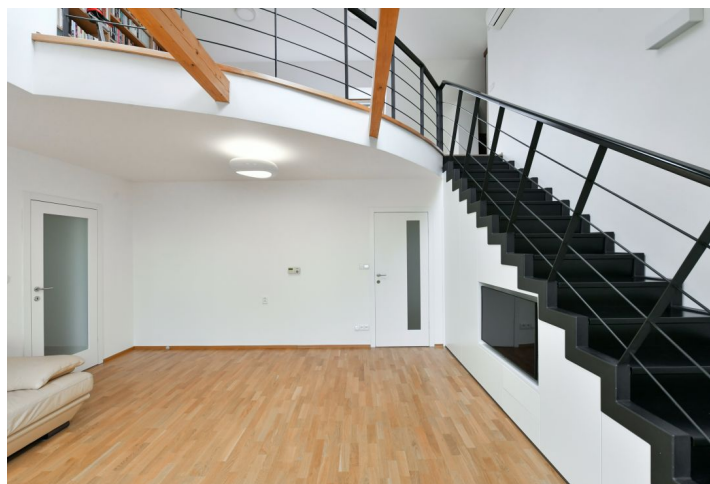




Apartment Two-bedroom (3+1)

Sold

117 m², Prague 6, Suchdol, Brandejsovo náměstí





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Sold

117 m², Prague 6, Suchdol, Brandejsovo náměstí

Total area	127 m²
Floor area*	117 m²
Terrace	10 m²
Parking	Separate garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	38858

This bright, renovated duplex apartment with air-conditioning and a terrace overlooking the surrounding area is located on the 3rd floor of an apartment building approved in 2003, located in a quiet place near the CULS campus in Prague 6 - Suchdol. Easily accessible and close to the airport, it combines the benefits of city living and beautiful nature.

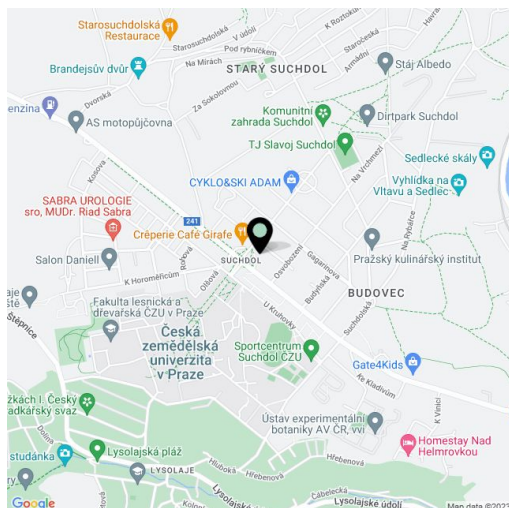
The entrance level of the apartment consists of a living room, a spacious kitchen with access to the **terrace**, a bedroom, a hall, a toilet, and a dressing room with storage space. In the attic, there is a gallery (used as a large bedroom), a fitted walk-in wardrobe, and a bathroom (large bathtub, shower) with views of Prague Castle and Petrin Hill.

Wooden oak floors, tiles, plastic and wooden windows, doors with concealed hinges, security entrance doors, built-in wardrobes and storage space, separate gas boiler, air-conditioning with remote WIFI control (with the option of cooling or heating), satellite reception. The kitchen contains built-in appliances; the hob is gas. The purchase price includes a **separate garage** with storage space, the possibility of parking another car on an enclosed plot, and a **cellar storage unit**. The building with a family atmosphere has a nicely landscaped enclosed garden with playground in the courtyard.

The building without an elevator is a short walk from a bus stop with frequent and fast connections to the **Dejvická metro station**; a tram line is planned. In the immediate vicinity, there is a grocery store or a popular restaurant with a large garden, and regular **farmer's markets** are held nearby. Within walking distance is a health center, shops, a post office, a pharmacy, a library, playgrounds, a swimming pool, and other sports facilities. The surrounding area offers the possibility of **hiking and cycling trips** in several natural monuments and reservations, such as Roztocký Grove, the valley of the Únětický Stream, Šárka Valley, or Housle.

Interior 116.72 m² (103.68 m² according to the owners' declaration), balcony 10.35 m², cellar 2.56 m², separate garage 15.36 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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.