svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

Sold

74 m², Prague 6, Vokovice, Na Krutci

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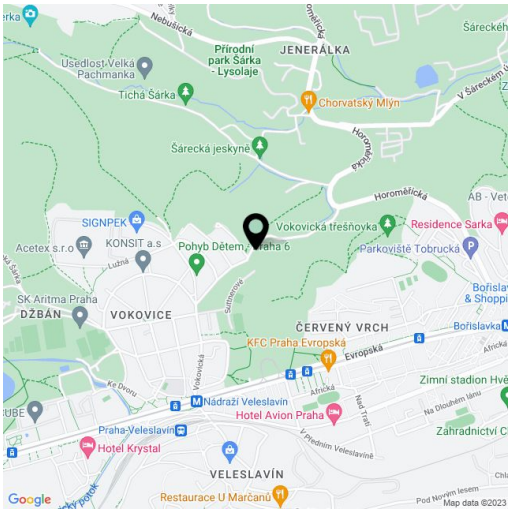
Total area	84 m²
Floor area*	74 m²
Balcony	10 m²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	D
Reference number	41751



* 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 apartment facing a quiet garden, with two balconies, a garage parking space, and a cellar is part of a boutique apartment building from 2003. The nice location, away from the main traffic arteries, is near the Šárka Valley and also within walking distance of the Nádraží Veleslavín metro station. Suitable as a primary residence or as an investment (the apartment is rented until August 31st 2022 and, in case of mutual interest, the rental agreement can be extended).

The practical layout of the 1st floor apartment consists of a corner living room with a kitchen, dining room, and **2 balconies**, 2 bedrooms, a bathroom (with a bathtub), a separate toilet, and a hallway.

Facilities include **wooden windows**, floating laminate floors in the living rooms, tiles in the bathroom, hallway, and toilet, a fully equipped kitchen, built-in wardrobe in the hallway, and a gas boiler. The purchase price includes **1 garage parking space and a cellar storage unit.**

The building is situated in a quiet and at the same time perfectly accessible place. The Nádraží Veleslavín metro station and tram stop is within a 10-minute walk, and you can also quickly get to the airport by car or connect to the Prague Ring Road. The place is a perfect starting point for long walks or **bike trips**, and nearby there is a **tennis hall** and courts, **a football and golf course**, or the **Džbán** water reservoir suitable for swimming in summer and ice skating in winter.

Interior 71 m², balconies 5 m², cellar 3 m².

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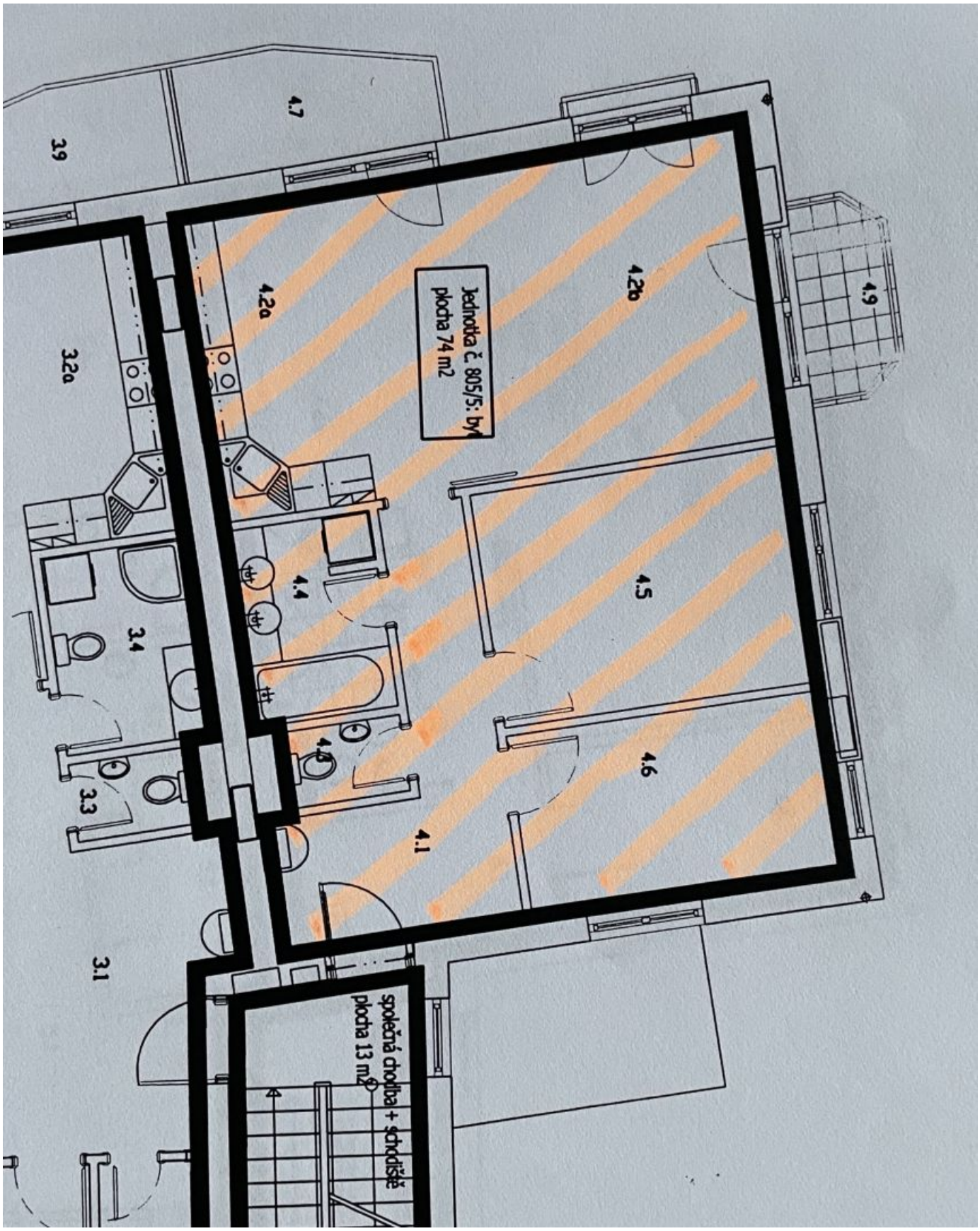

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