



## Apartment One-bedroom (2+kk)

Sold

65 m<sup>2</sup>, Prague 6, Dejvice, Václavkova

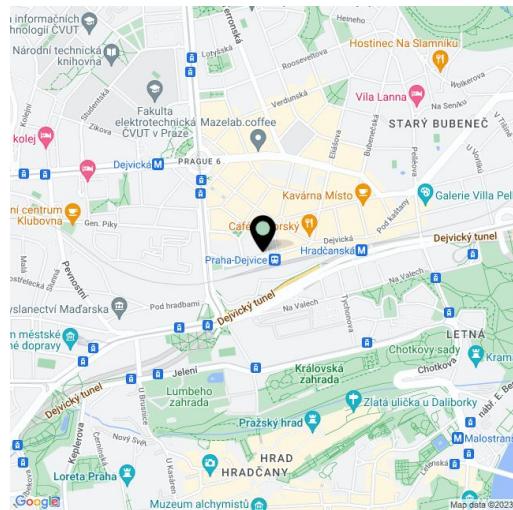




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Total area	65 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	44084



\* 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 classic city apartment, expensively and tastefully renovated according to an architectural design, boasts an attractive address in Prague 6 – Dejvice, on a side street lined with mature trees.**

The practical layout of the apartment on the elevated 1st floor consists of a living room with an open plan kitchen, a bedroom, a separate small study with a window, a bathroom, a separate toilet, and an entrance hall. The living room is **south-facing** towards the street; the bedroom is **north-facing** towards the **quiet green courtyard**. The windows of the apartment are approx. 3 m from the street level.

In 2021, the apartment was **completely and expensively renovated** using **high-quality materials**. The interior was created according to an **architect's designs**. Facilities include new **wooden parquet floors**, underfloor heating in the bathroom, faithful replicas of the original doors, and new entrance doors. The premium kitchen is equipped with **high-end Siemens appliances** and a **concrete countertop** and dining table. There is a built-in wardrobe in the bedroom; the purchase price also includes other custom-made built-in furniture. Heating is provided by a new Vaillant gas boiler. The apartment includes a **storage closet** on the same floor and a **cellar**. Parking is possible in front of the building in the zone for residents.

A popular location with a complete infrastructure and **perfect connections to the city center**. A few steps from the away is a railway station, from where you can get to the center (Masaryk Railway Station) in no time, there is also a tram and bus stop nearby, and the Dejvická or Hradčanská metro stations are within walking distance. A tunnel complex is easily accessible by car. Plenty of **landscaped greenery**, parks, and children's playgrounds are nearby, and it is possible to walk to the **Royal Garden**.

Interior acc. to the owner's statement 64.60 m<sup>2</sup> (incl. closet on the same floor 1.7 m<sup>2</sup>), cellar.

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



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