



## Apartment Three-bedroom (4+kk)

Sold

112 m<sup>2</sup>, Prague 6, Dejvice, Mařákova





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|                  |                    |
|------------------|--------------------|
| Total area       | 120 m <sup>2</sup> |
| Floor area*      | 112 m <sup>2</sup> |
| Terrace          | 8 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | C                  |
| Reference number | 103179             |

**This renovated attic apartment with a terrace and views of the St. Vitus cathedral is located on the top, 4th floor of a well-maintained historic apartment building with an elevator. The building is set in a quiet street in Prague 6 - Dejvice, just a minute's walk from the Hradčanská metro and tram stops and a railway station, which will be a stop on the express train to the airport.**

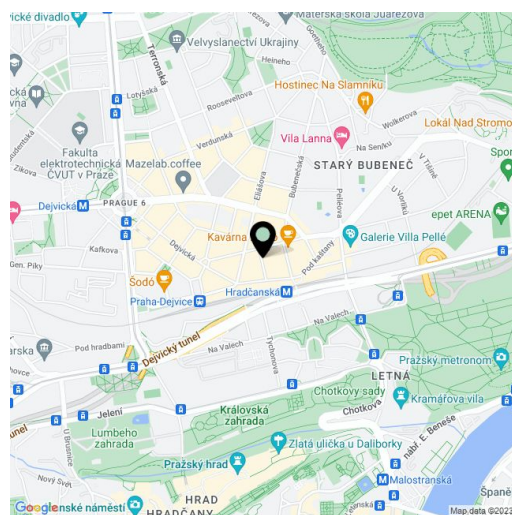
The interior consists of a living room with a kitchen and French windows leading to a **west-facing terrace**, 3 bedrooms, **2 fitted wardrobes**, a bathroom (with a bathtub and large shower), a separate toilet with a bidet shower, a utility room, and a spacious entrance hall.

Facilities include a complete kitchen (dishwasher, **steam oven, induction hob**, hood, refrigerator), built-in cupboards, a preparation for a **fireplace**, as well as a Vaillant gas boiler, washing machine and dryer, entrance security door, and a **security system**. Access to the building via a **chip adds** an extra layer of safety. Floors are laminate, with **natural marble and heated tiles**. The apartment comes with a **spacious cellar**.

A sought-after location with full civic amenities and very quick access to the city center, international schools, and the airport. The neighborhood is full of cafes, bistros, restaurants and shops, and theaters and galleries are also nearby. You can walk to the **Letenské Sady and Stromovka park** or to **Prague Castle**.

Floor area 112 m<sup>2</sup>, terrace 8 m<sup>2</sup>, cellar 7 m<sup>2</sup>.

The apartment is currently rented until October 31st, 2024.



\* 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.

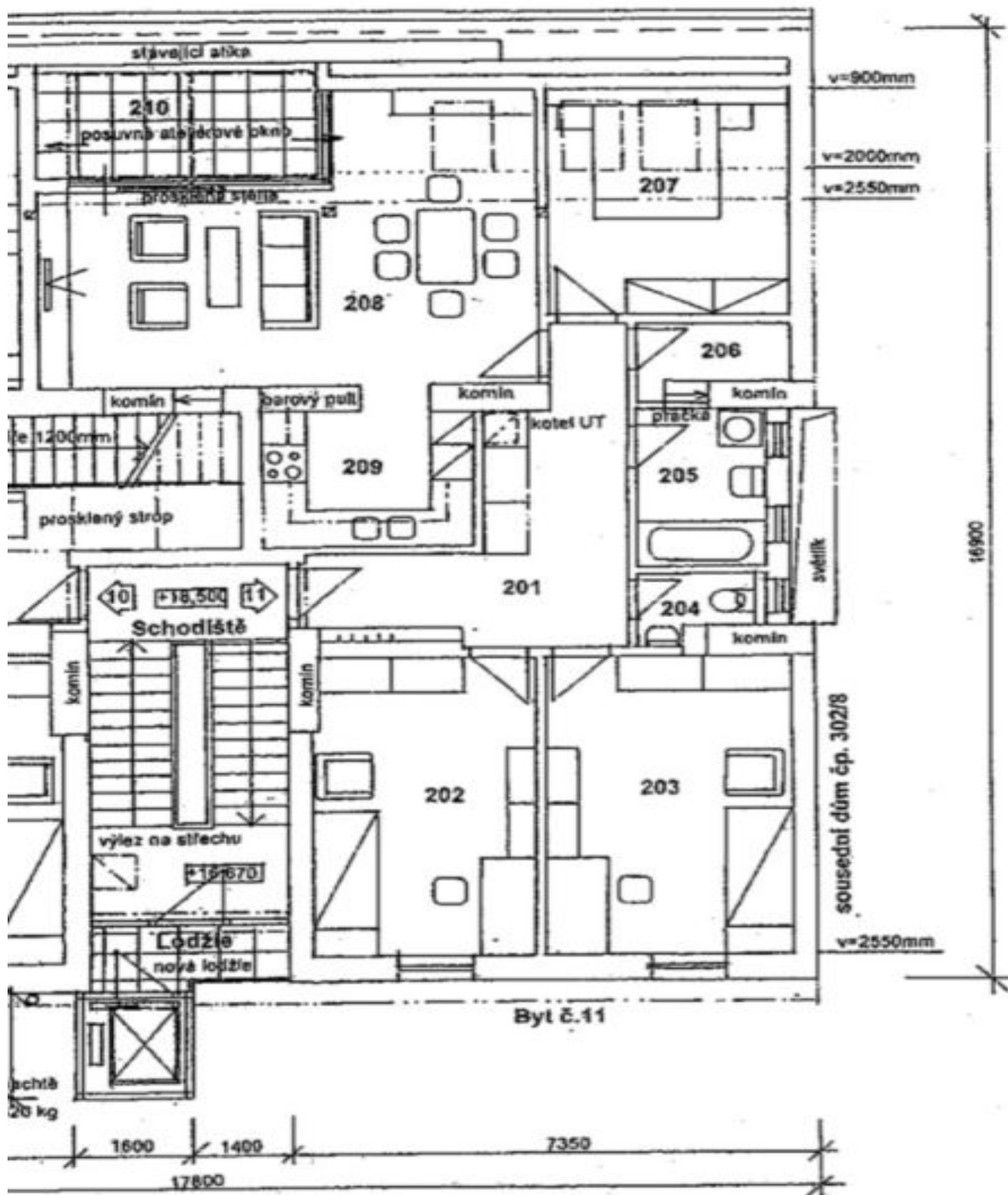




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| BYT Č.11 (4+KK) jednopodlažní |                 |                          |
|-------------------------------|-----------------|--------------------------|
| č.m.                          | název místnosti | plocha (m <sup>2</sup> ) |
| 201                           | Vstupní hala    | 12,60                    |
| 202                           | Ložnice dětí    | 17,00                    |
| 203                           | Ložnice dětí    | 18,60                    |
| 204                           | WC              | 1,85                     |
| 205                           | Koupelna        | 5,05                     |
| 206                           | Komora          | 2,30                     |
| 207                           | Ložnice         | 13,25                    |
| 208                           | Obývací pokoj   | 29,40                    |
| 209                           | Kuchyňský kout  | 8,30                     |
| 210                           | Zimní zahrada   | 7,40                     |
| <b>CELKEM</b>                 |                 | <b>115,75</b>            |