



## Apartment Two-bedroom (3+1)

83.7 m², Prague 6, Dejvice, Eliášova

€ 557 785 | CZK 13 900 000





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Total area	85 m²
Floor area*	84 m²
Balcony	2 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	104764

This spacious apartment with a balcony facing a quiet courtyard offers great potential for living or investment. Located on the 3rd floor of a corner residential building with an elevator in Dejvice, within walking distance of Prague Castle, just a few minutes' walk from the Hradčanská metro station, a train station, university campuses, cultural venues, and all necessary services.

The layout of the apartment consists of a kitchen located in the central hall, two additional rooms facing the street, and one room with a balcony overlooking a quiet courtyard. There is also a bathroom with a shower and two sinks, a separate toilet, and a closet.

The apartment features original wooden double windows, original parquet floors in the rooms, and tiled floors in the kitchen. It is equipped with a tiled stove, a fully equipped kitchen, and ample storage space. Heating is provided by a gas boiler. The building, which includes an elevator, is well-maintained and in excellent condition.

The attractive Dejvice district benefits from its proximity to Hradčany and its historical landmarks, as well as excellent public transportation connections by train, metro, trams, and buses. Easy access to the city ring road is ensured by a tunnel complex. The area offers a wide range of shops, medical facilities, schools, kindergartens, and various cultural, social, and sports activities. For green spaces and relaxation, Letná Park is just a 10-minute walk away, while Stromovka Park can be reached on foot in 15 minutes.

Floor area 83.7 m², balcony 1.5 m².

\* 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.