



## Apartment One-bedroom (2+kk)

€ 474 387 | CZK 11 900 000

59.53 m<sup>2</sup>, Prague 6, Dejvice, Pařanka







## Apartment One-bedroom (2+kk)

€ 474 387 | CZK 11 900 000

59.53 m<sup>2</sup>, Prague 6, Dejvice, Pařanka

Total area	72 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Front garden	30 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	107846

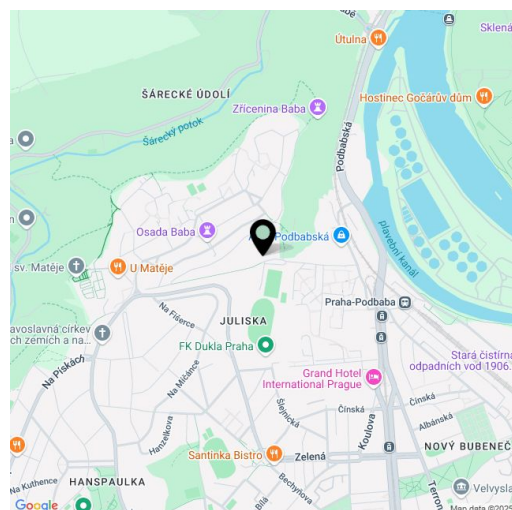
**This modern apartment with a south-facing terrace extending into a garden, creating a peaceful oasis surrounded by mature trees, is located in a residential complex in a quiet part of Prague 6 – Dejvice, beneath a vineyard and the unique Baba villa district, close to Stromovka Park.**

The layout of this ground-floor apartment consists of a living room with a partially separated kitchenette, one bedroom, a bathroom, an entrance hall, and a utility room with storage space. The living room provides access to a **covered terrace** and **garden**, which is part of a **private green courtyard**. The bedroom also has access to a second, smaller garden. During the growing season, the shrubs in the garden and the trees beyond the fence create a **pleasant sense of privacy**.

The apartment features **wooden** floors, wooden Euro windows, high-security Italian entrance doors, and a video intercom. **A secured brick cellar** belongs to the unit.

A major advantage of this home is its location on the edge of the development, ensuring both **privacy and tranquility** while keeping shops and public transport within easy reach. A small shopping center with a supermarket is nearby, and excellent connections to other parts of the city are provided by trams, buses, and trains, with the Dejvická metro station also within quick reach. The area is enriched by abundant greenery, and a **bike path** runs along the Vltava River, leading to **Stromovka Park** and even to the city center. A nearby **ferry** offers access to a popular bike and inline skating trail on the opposite riverbank.

Floor area 59.53 m<sup>2</sup>, terrace 12.8 m<sup>2</sup>, front garden 30 m<sup>2</sup>.



\* 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.