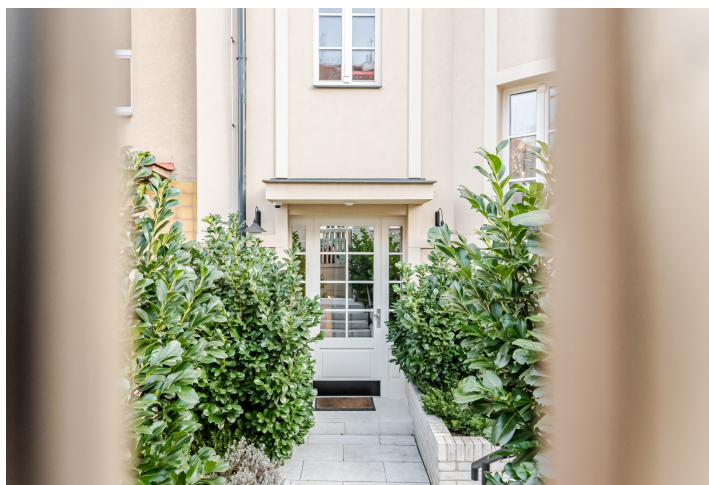




## Apartment Two-bedroom (3+kk)

€ 860 861 | CZK 21 500 000

76.9 m<sup>2</sup>, Prague 6, Dejvice, Na čihadle





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€ 860 861 | CZK 21 500 000

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Total area	112 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Terrace	36 m <sup>2</sup>
Parking	1 space on the plot
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	107937

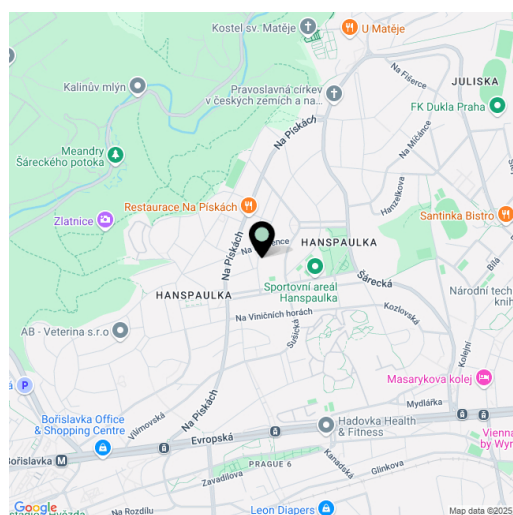
**This exclusive garden apartment with a private terrace, a parking space, and the possibility to use a shared landscaped garden and swimming pool is set in a private residence with only 4 apartments. The villa is located in one of the most prestigious districts in Prague—Hanspaulka.**

The area of the ground floor apartment consists of a living room with an open plan kitchen, a bedroom, a study, a bathroom (with a shower and toilet), a utility room, and a hallway. From the living room and bedroom, it is possible to enter the **terrace** surrounded by mature greenery providing **pleasant privacy**.

The interior is cozy thanks to **oak floors**, new wooden windows, and white paneled doors. Facilities include built-in wardrobes, a bespoke kitchen, **air-conditioning units** in the bedroom and living room, electric **exterior blinds**, an entrance security door, and a video phone. The apartment includes a **cellar and 1 parking space** on the plot. The historic villa was expensively renovated in 2018, and its sensitively renovated original facade will immediately impress you, while modern comforts have been added to the period elegance. Residents have access to a **common garden and an outdoor pool**.

The house is located on a quiet side street in the very heart of the unique **residential district of Hanspaulka**, within easy walking distance of restaurants, cafes, or **sports grounds**. Supermarkets and a pharmacy are nearby. The area is made even more pleasant by its many **green areas**, and you can easily reach the vast **Šárka-Lysolaje nature park** on foot or by bike. A short distance from the house is a bus stop, from where you can go to the Bořislavka or Hradčanská metro stations.

Floor area 76.9 m<sup>2</sup>, terrace 35.5 m<sup>2</sup>, cellar 2.4 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.

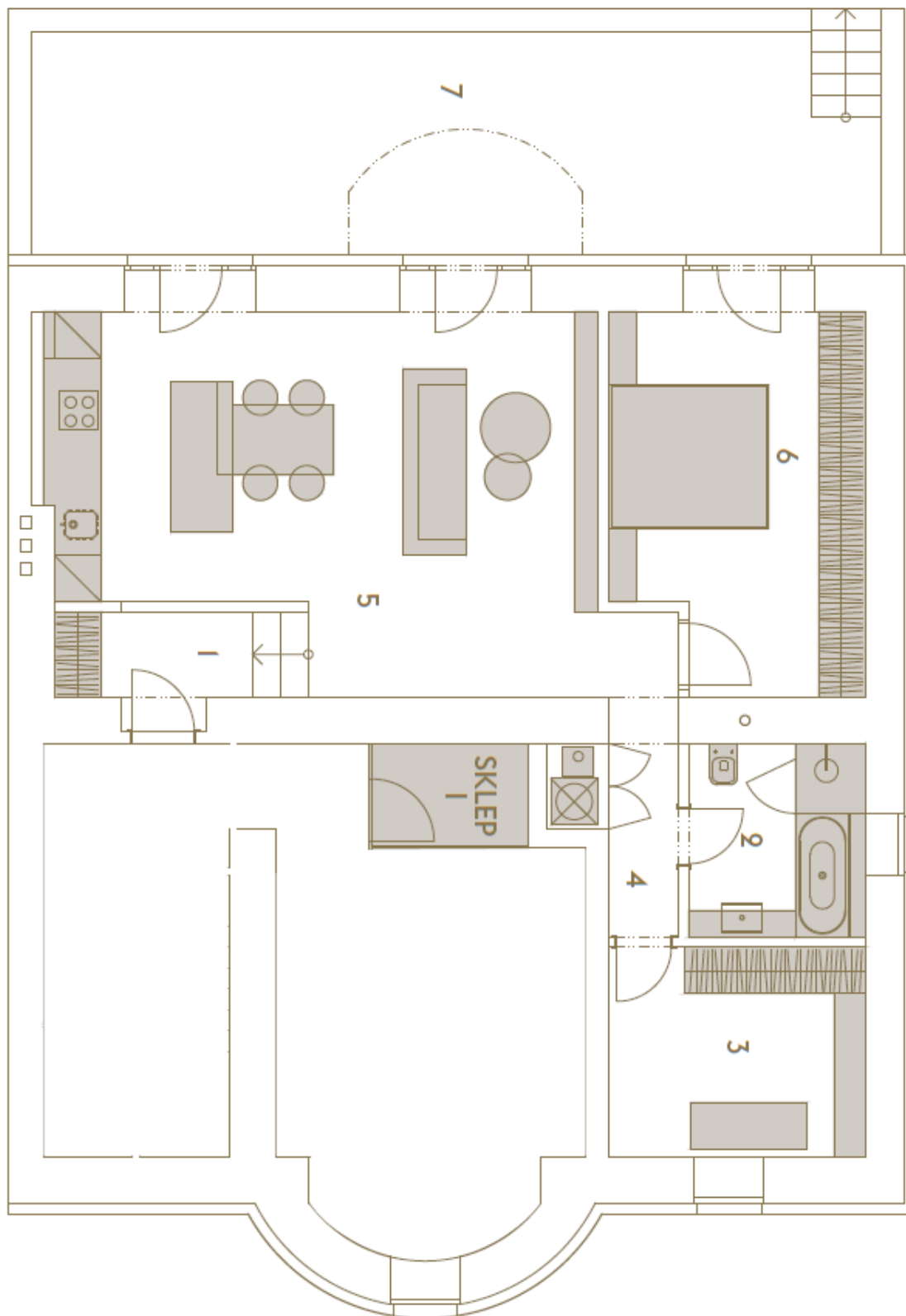


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MĚŘÍTKO 1 : 100





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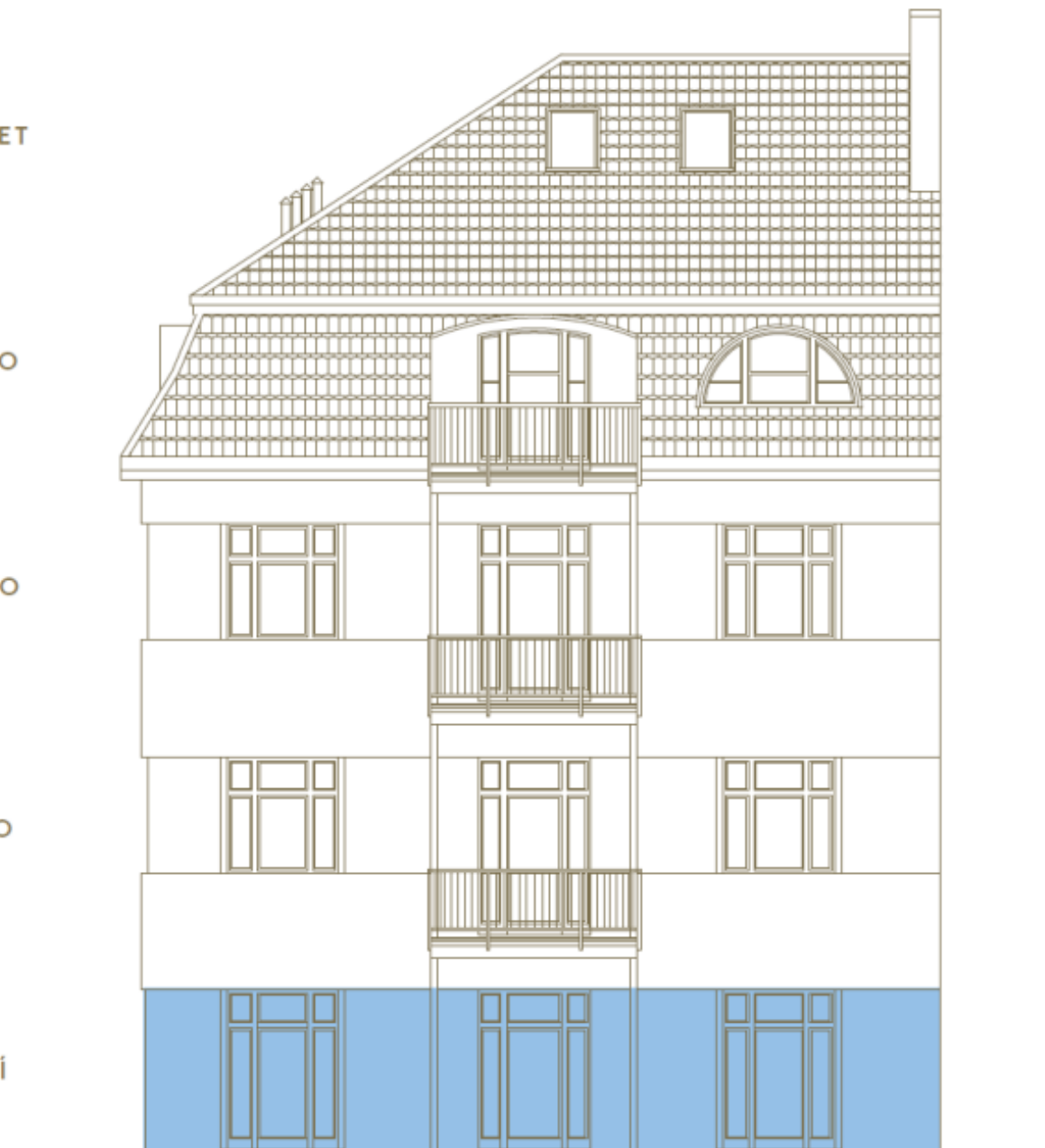
MEZONET

3. PATRO

2. PATRO

1. PATRO

PŘÍZEMÍ





## TABULKA MÍSTNOSTÍ

ČÍSLO	POPIS	PLOCHA (m <sup>2</sup> )
1	ZÁDVEŘÍ	3,5
2	KOUPELNA + WC	5,7
3	PRACOVNA	9,0
4	CHODBA + TECH. MÍST.	3,0
5	OBÝVACÍ POKOJ + KK	33,0
6	LOŽNICE	15,0
7	TERASA	31,0
PLOCHA BYTU		69,2
PLOCHA SKLEPA Č. 1		2,6

Nábytek je naznačen pouze pro lepší orientaci. Plochy jednotlivých místností jsou pouze orientační. Investor si vyhrazuje právo na drobné úpravy.