



## Apartment Five-bedroom (6+kk)

Sold

228 m<sup>2</sup>, Prague 6, Dejvice, Ke Kulišce







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Total area	228 m <sup>2</sup>
Parking	800 000
Garage	Yes
Cellar	-
PENB	G
Reference number	31711

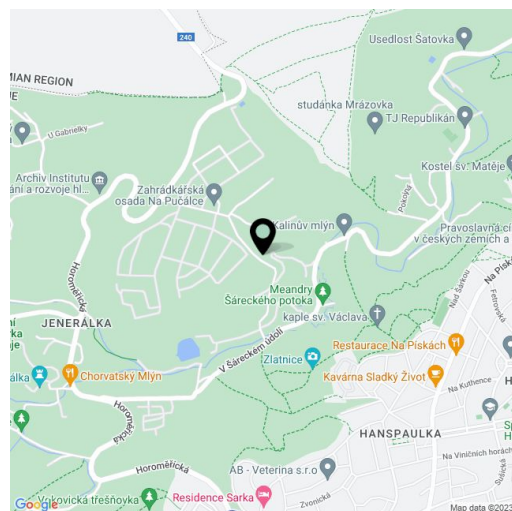
This three-story duplex apartment with a terrace and a garden, reminiscent of a terraced family house, is located in an apartment building that is part of an enclosed residential complex set in the beautiful landscape of the Šárka Valley.

The layout of the entrance floor consists of a living room with a kitchen, a dining area, and access to a **southeast-facing covered terrace**, a bathroom, and a foyer with a main entrance from the garden. Upstairs, there are 3 bedrooms and a bathroom, in the basement at the same level as the lower garden there is a separate unit with a large room currently used as a **fitness room**, a study with access to a private garden, a guest bedroom, a bathroom, and a closet.

The facilities include **wooden floors** and **wooden Euro-windows** with interior blinds, a **fireplace** and radiators made of milk glass in the living room, and a fully equipped kitchen with built-in Gorenje appliances in white (induction hob). Parking is in a **double-garage** with a direct entrance to the basement. Heating is electric.

The apartment is part of the enclosed **Dubový mlýn** complex with a 24-hour reception, 12 separated villas, 4 villa residences, a pond, and a restored mill. There is a wonderful view of the surrounding forests or the **St. Mathew Church**. Another advantage is its excellent accessibility to both the airport and **international schools** (Global Preschool, ISP in Nebušice, Riverside School in Sedlec). Within walking distance, there is a bus stop with links to the **Dejvicka** metro station (line A), the ride takes 14 minutes. There are hiking paths and comfortable bike trails that lead to many popular tourist destinations.

Interior 228.48 m<sup>2</sup>, terrace 149.27 and 15.63 m<sup>2</sup>.



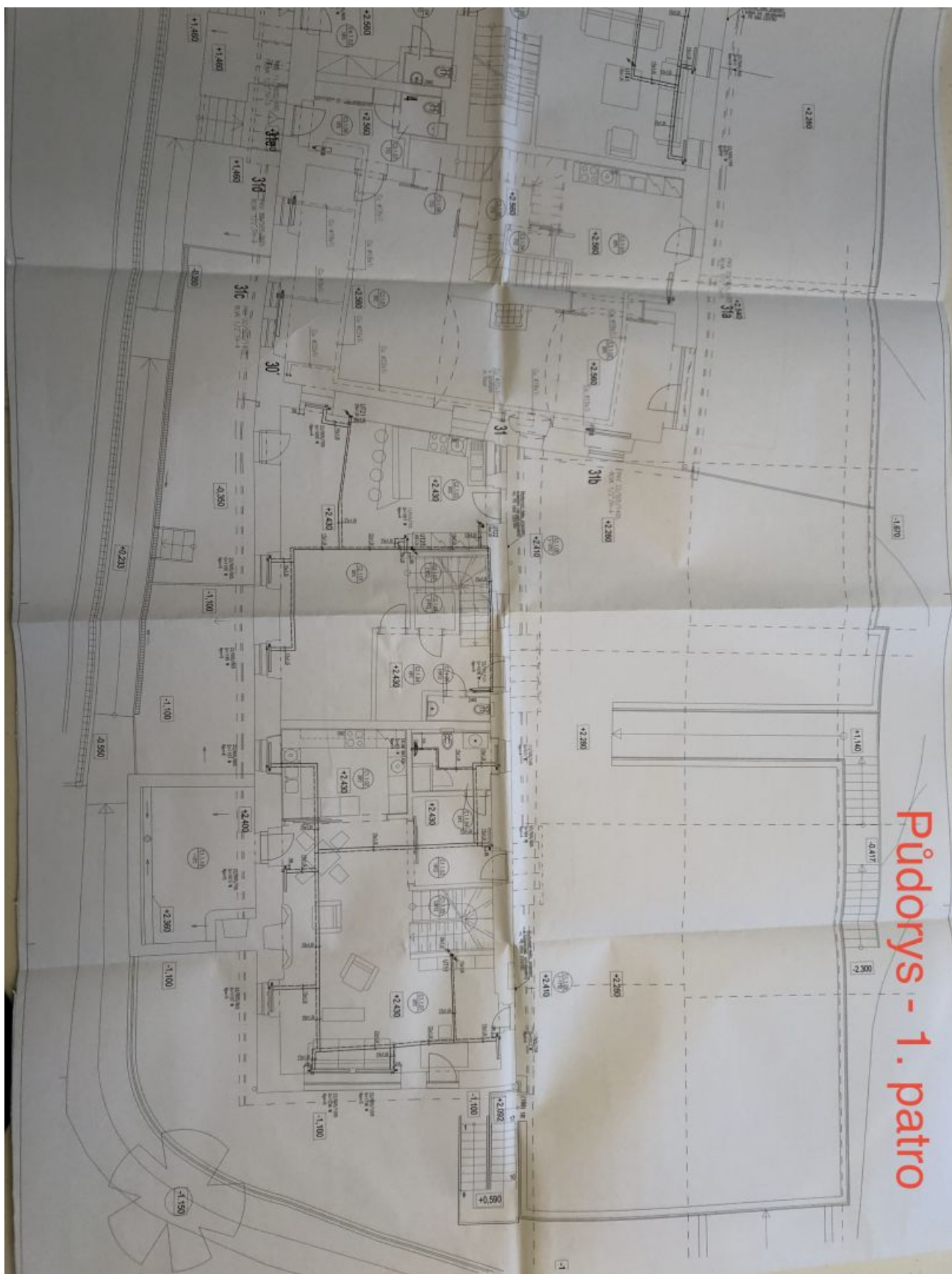
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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