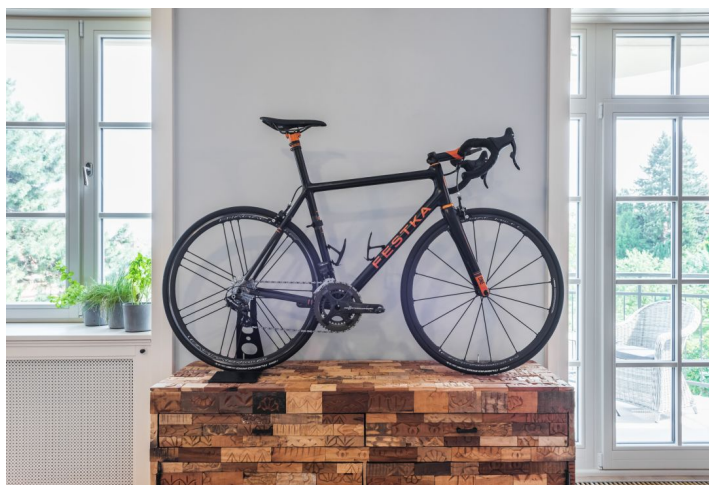




Apartment Two-bedroom (3+kk)

Sold

108 m², Praha 6, Dejvice





Apartment Two-bedroom (3+kk)

Sold108 m², Praha 6, Dejvice

Total area	113 m ²
Floor area*	108 m ²
Balcony	5 m ²
Parking	One parking space
Cellar	Yes
PENB	G
Reference number	33202

* 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.

This elegant apartment located in the most prestigious Prague residential area with a balcony and complete facilities is move-in ready. It is situated on the 1st floor of a renovated historic villa with 4 residential units, parking, a swimming pool, and a garden.

The layout of the apartment has an **ideal disposition**, which allows for the maximum use of each meter. It consists of an entrance hall, an open plan living room with a kitchen, 2 bedrooms with **en-suite bathrooms**, a guest toilet, a utility room, and a walk-in closet. Facilities include a fully equipped kitchen with top-quality **Siemens** appliances, **designer sanitary ware**, quality built-in wardrobes, **oak floors**, white **cassette doors**, a separate air-conditioning unit in each room, a security entrance door, and a video entry phone. The price includes all of the equipment shown in the photographs (including the seating area, tables, light fixtures, TV, coffee maker, etc).

The building was **completely renovated in 2018**. The layout of the apartments was completely changed; the facade was carefully restored to its original historic appearance. A common garden was created and has a swimming pool that, together with the location, provides a unique combination of genius loci and the comfort of modern living. It is possible to use the **common garden** with a seating area and a place for a barbecue, the **garden house, and the swimming pool**. The purchase price includes one indoor **parking space** on the plot.

Hanspaulka is a sought-after neighborhood due to its unique atmosphere, many parks, and architecturally interesting villas from the 1920s all the way to modern residences designed by leading architects. It has a full spectrum of urban amenities, international schools, and easy and quick connections to the center as well as to the airport.

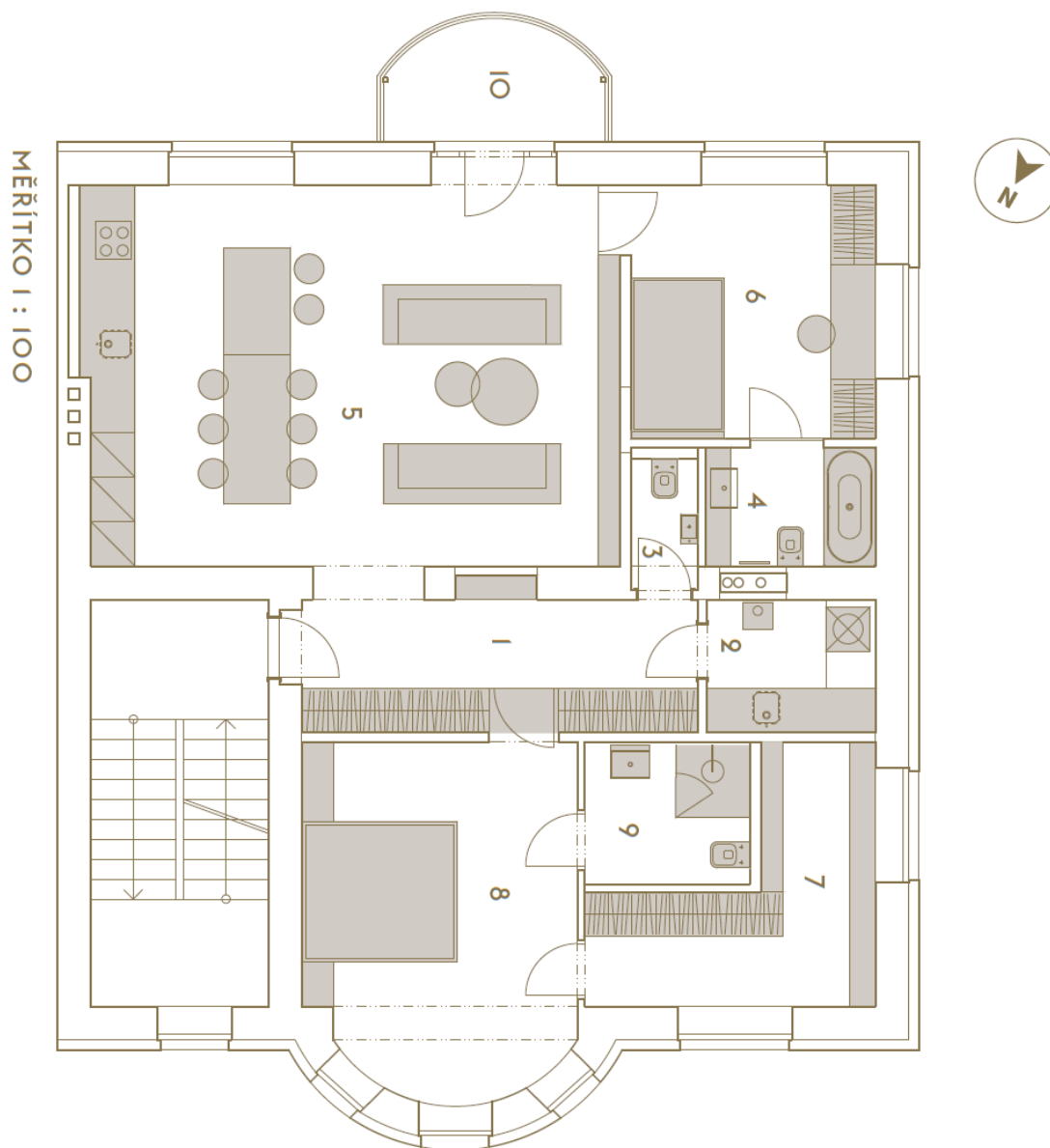
Interior 107.6 m², balcony 4.9 m², cellar 3.6 m².



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TABULKA MÍSTNOSTÍ

ČÍSLO	POPIS	PLOCHA (m ²)
1	CHODBA	9,6
2	TECH. MÍSTNOST	4,1
3	KOUPELNA + WC	3,6
4	WC	1,6
5	OBÝVACÍ POKOJ + KK	37,7
6	LOŽNICE	11,3
7	ŠATNA	9,7
8	LOŽNICE	17,7
9	KOUPELNA + WC	4,0
10	BALKON	4,3
PLOCHA BYTU		103,6
PLOCHA SKLEPA Č. III		3,8

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



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POHLED ZE ZAHRADY

MEZONET

3. PATRO

2. PATRO

1. PATRO

PŘÍZEMÍ

