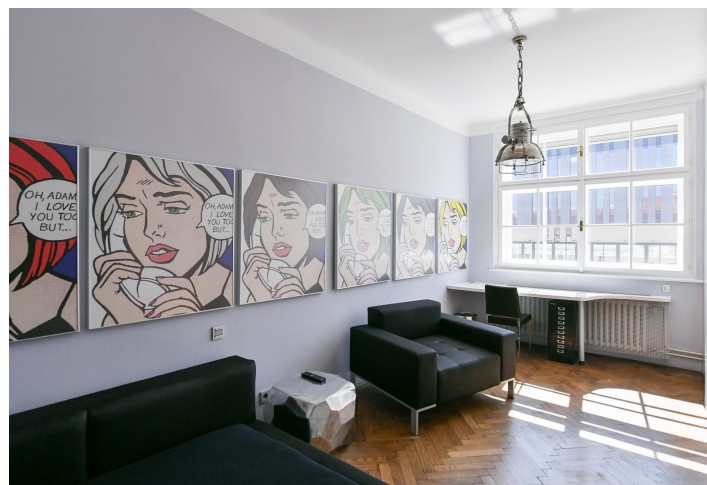




## Apartment Three-bedroom (4+kk)

€ 807 552 | CZK 19 890 000

106 m², Prague 6, Dejvice





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Total area	108 m²
Floor area*	106 m²
Loggia	2 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	108497

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal  
area of every room.

An airy and bright apartment with the potential to create three bedrooms is set on the 4th floor of a boutique residential building with a recently installed elevator serving mezzanine levels. Nestled in the heart of Prague 6 – Dejvice, this sought-after district blends classic elegance with modern convenience, offering proximity to the city center, full civic amenities, and lush parks. The Dejvická metro station is just steps away, ensuring excellent connectivity.

The residential unit consists of three spacious rooms **facing south** towards the street, a kitchen with a former maid's room, a bathroom with a bathtub and bidet, a separate toilet, a pantry, and a **loggia** overlooking a **quiet, green courtyard**.

**High ceilings**, refurbished casement windows, and restored parquet floors highlight the apartment's historical character. The property is in very good technical condition but would benefit from modernization.

The prestigious district of Prague 6 stands out for its exceptional location near **Prague Castle** and other historical and cultural landmarks. At the same time, it offers complete civic amenities, including modern cafés, stylish restaurants, shops, **international schools**, and university campuses that contribute to the lively and cosmopolitan atmosphere of the neighborhood. There are also many manicured parks nearby—**Stromovka** and **the Šárka-Lysolaje Nature Park** are less than 2 km away—and a network of **bike paths** is available. Evropská Avenue is an important transportation artery with access to metro line A, several tram lines, and a direct connection to the airport, located 12 km away.

Floor area 105.9 m², loggia 1.9 m².





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