



## Apartment Three-bedroom (4+kk)

Sold

176.7 m², Prague 6, Dejvice, Velflíkova





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Total area	180 m²
Floor area*	177 m²
Terrace	3 m²
Parking	-
Cellar	Yes
Service price	5 200 CZK monthly
PENB	D
Reference number	33582

This air-conditioned duplex apartment with air conditioning, a terrace, and views of the Prague Castle is situated on the 4th and 5th floors of a classic residential building with an elevator, located in the popular district of Dejvice with excellent services, good transport accessibility, and plenty of greenery.

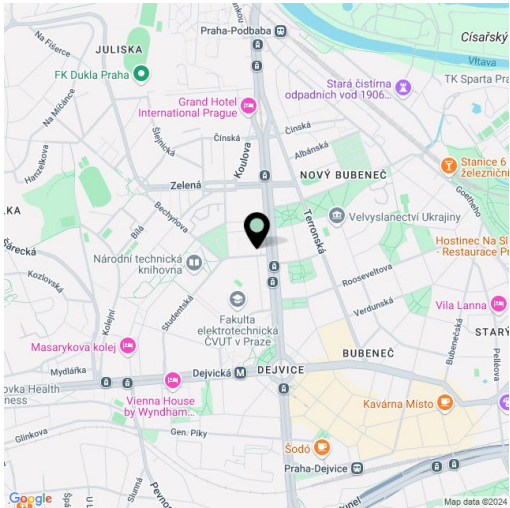
The layout is spread out over 2 levels and consists of a **loft space** with an open plan kitchen, a dining and relaxation area, 2 bedrooms, 2 bathrooms, a **large gallery** used as a study, a spacious dressing room, and a utility room with a connection for a washing machine. By separating the gallery, it is possible to create another bedroom. From **the terrace** that faces the courtyard, accessible from the upper floor of the apartment, you can see the **Prague Castle**. It is also an ideal place to watch the sun set.

Facilities include **wooden parquet floors**, a fireplace, a complete kitchen with built-in appliances, a security entry door, a security system, and **built-in air conditioning** in the living area and gallery. Heating is by a Vaillant gas boiler. Residents of the building can park in the yard. The apartment comes with a **cellar**.

A cultivated location near a **university campus** with a wide range of services—shops, cafes, restaurants, a library, kindergartens, and elementary schools as well as landscaped parks with playgrounds. A renowned **farmers' market** is regularly held within easy walking distance. A tram stop is almost in front of the house, and the metro station is within a 5-minute walk.

Interior 177.3 m², terrace 3.3 m², cellar.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.