



127 m<sup>2</sup> K Brusce, Praha 6 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N4517</b>	Price	<b>Sold</b>
Address	<b>K Brusce, Praha 6</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>127 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>127 m<sup>2</sup></b>
Floor	<b>1st floor</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Cellar	<b>Yes</b>
Lift	<b>Yes</b>	Year of construction	<b>1914</b>

## About real estate

We offer for sale a spacious, well designed apartment on the first floor and close to the entrance of the metro line A - Hradčanská. The property is located in a prestigious location of Prague 6 in a brick house built in 1914, designed by architect Václav Vacek in the style of Art Nouveau Classicism. The whole house, the facade, the entrance areas and the apartment have preserved first-republic period features, in the apartment there are the original perfectly preserved and refurbished wooden blinds, the original built-in lights in the main room and oak parquet. The apartment was very sensitively renovated two years ago. The flat is controlled by smart home technology and the floor is fully threshold-free.

The spacious hall (11 sqm) has marble tiles and provides the entrance to both bedrooms (15 and 21 sqm) and a living room with kitchen and dining room (66 sqm). Each of the bedrooms has its own bathroom (7 and 4 sqm) and WC (3 sqm) lined with marble and ceramic tiles. The windows provide a view to the beautifully landscaped gardens in the courtyard.

All windows are of bay type and enhance the character of the first republic apartment. The windows in the living room retained the original wooden blinds, which are refurbished and fully functional. The apartment is heated by gas, a new boiler was installed in 2015. Electric heating is installed in bathrooms, toilets and in the corridor. The cellars were newly renovated in the summer of 2017. The apartment will be sold without furniture.

Shops, restaurants, schools, kindergartens, walking distance a few hundred meters to the Prague Castle or to the center of Prague 1, the nearby Letenské sady or the nearby Stromovka parks can be used for sports and leisure activities.

Convenient parking in the blue zone.