



125 m<sup>2</sup> Kafkova, Praha 6 - Dejvice 22 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7868</b>	Price	<b>22 900 000 CZK</b>
Address	<b>Kafkova, Praha 6 - Dejvice</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchen</b>	Usable area	<b>125 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Loggia	<b>7 m<sup>2</sup></b>
Cellar	<b>4 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a spacious family apartment in one of the most sought-after parts of Prague 6 - Dejvice.

The 4+1 apartment is located on the 1st floor of an apartment building on quiet Kafkova Street, within walking distance of the Dejvická metro station (line A) and Vítězné náměstí.

The total area of the apartment is 118 m<sup>2</sup> and is complemented by two loggias measuring 3 m<sup>2</sup> and 4.4 m<sup>2</sup>. The layout of the apartment is practical and ideal for family living. The apartment consists of an entrance hall, a separate kitchen with a dining area, a spacious living room, a master bedroom with a walk-in closet, two additional rooms, a separate toilet, and a large bathroom equipped with a bathtub, shower, two sinks, a toilet, and a bidet. The bathroom also includes a washer and dryer. The apartment also has a storage room with its own gas boiler and water heater.

The apartment is very bright and airy, with a predominantly south-facing orientation towards the adjacent park. The living room with kitchen and dining area and the master bedroom are also south-facing. The living room opens onto a spacious loggia with pleasant views of the greenery. The north side of the apartment offers two quiet rooms with access to a glazed loggia. The apartment underwent a complete renovation in 2012.

Heating is provided by a private gas boiler, with underfloor heating in the hall and bathroom and radiators in the other rooms. The apartment includes a storage unit in the basement of the building.

Dejvice is one of the most prestigious residential areas in Prague. The immediate vicinity offers a full range of amenities, high-quality schools and kindergartens, shops, restaurants, and cultural institutions. Excellent transport accessibility is a matter of course. The location also offers plenty of greenery and a peaceful environment for family life, making this property an exceptionally attractive opportunity for long-term living.