



🏠 125 m<sup>2</sup> 📄 Kafkova, Praha 6 - Dejvice 💰 21 600 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7868</b>	Price	<b>21 600 000 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>No</b>

## About real estate

We are offering for sale a beautiful, spacious family apartment full of natural light in one of the most sought-after areas of Prague 6 - Dejvice.

This 4+1 apartment is located on the 2nd floor of an apartment building on quiet Kafkova Street, within walking distance of the Dejvická metro station (Line A) and Vítězné náměstí. The building where the apartment is located is physically and land-wise connected to an adjacent large park with a playground, which children can access directly from the building, away from any traffic. You'll have them under constant supervision from the balcony.

The total area of the apartment is 118 m<sup>2</sup> and includes two balconies measuring 3 m<sup>2</sup> and 4.4 m<sup>2</sup>. The south-facing balcony overlooks a beautiful park with a playground and an outdoor gym and is equipped with an awning, providing a peaceful spot to relax. The apartment's layout is practical and ideal for family living; see the floor plan. The apartment consists of an entry hall, a separate kitchen with a dining area, a spacious living room, a master bedroom with a walk-in closet, two additional bedrooms, 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-dryer combo. The apartment also features a utility room with its own gas boiler and water heater.

The apartment is very bright and airy, facing predominantly south toward the adjacent park, which closes in the evening. The park features a sandbox, swings, a basketball/soccer court, an outdoor gym, and a ping-pong table. The living room with kitchen and dining area, as well as the master bedroom, face south. The living room opens onto a spacious balcony with pleasant views of the greenery. The north side of the apartment features two quiet rooms with access to a glassed-in balcony. The apartment underwent a complete renovation in 2012. It features a security entry door and is secured with Jablotron technology, including fire monitoring. Heating is provided by a private gas boiler; the entryway and bathroom have underfloor heating, while the other rooms are equipped with radiators. The apartment includes a storage unit in the building's basement. There is also space to store a stroller in the basement.

There are only 10 apartments in the building. The apartment building is debt-free, and the repair fund holds 4.9 million CZK.

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