## Sale of a duplex apartment 4+1/T/G, 157.5 sqm, Prague 6 - Dejvice



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WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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| Order number | N5984 | Price | Sold |
| :---: | :---: | :---: | :---: |
| Address | Na Špitálce, Praha 6 - Dejvice | Type | Apartments |
| Disposition | 4 + kitchen | Usable area | $158 \mathrm{~m}^{2}$ |
| Offer status | Sold | Floor area | $144 \mathrm{~m}^{2}$ |
| Low energy | No | Energy performance of the building | G - Extremely uneconomical |
| Floor | 2nd floor | Apartment type | Maisonette |
| Device | Partly | Garage | 1 |
| Terrace | $14 \mathrm{~m}^{2}$ | Cellar | $22 \mathrm{~m}^{2}$ |
| Lift | No |  |  |


#### Abstract

About real estate

We offer for sale a duplex apartment $4+1$ with a floor area of 144 sqm with a terrace ( 13.5 sqm ) and a private garage for two cars ( 35 sqm ) in a prestigious residential area Na Hanspaulce, Prague 6. The apartment is situated in 3rd floor of an apartment building from 1940 without elevator. The sale includes a non-residential space of 22.4 sqm, located in the basement of the house.

The lower part ( 118 sqm ) of the apartment offers a spacious living room with fireplace, kitchen with dining room, bedroom, dressing room / study, bathroom with bath and shower, separate toilet and storage room. On the upper floor ( 26 sqm ) there is a bedroom, bathroom with bath and toilet and a terrace with magnificent views of Prague Castle and the surrounding area. The non-residential space in the basement can be used as a studio, office or storage.

A sought-after location in an attractive development of First Republic villas with full civic amenities and plenty of greenery. Excellent transport accessibility, right in front of the house there is a bus stop with a connection to the metro Hradčanská or Bořislavka.

Energy performance class $G$ is listed only temporarily due to the fulfillment of legal requirements, the certificate is commissioned for preparation.


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