



177 m<sup>2</sup> U Písecké brány, Praha 6 - Hradčany Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**

SENIOR SALES SPECIALIST

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Order number	<b>N5154</b>	Price	<b>Sold</b>
Address	<b>U Písecké brány, Praha 6 - Hradčany</b>	Type	<b>Apartments</b>
Disposition	<b>5 + kitchen</b>	Usable area	<b>177 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>168 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Loggia	<b>8 m<sup>2</sup></b>		

## About real estate

We offer a unique, spacious and generously designed apartment occupying the entire second floor of a villa. This real estate was built according to the plans of Josef Dlouhý from 1910. Built of bricks, whole basement and covered with a mansard roof, set in a fenced land with a garden. It is surrounded by greenery with views towards the Bíléks Villa, the Písecká Gate, Queen Annes Summer Palace and the Prague Castle Towers from all three sides. The layout of the flat was designed for the way of social life of a family from a higher social class at the beginning of the 20th century.

The whole house, facade, entrance areas (facade and interior spaces) and the apartment have preserved period elements (railings, windows, doors and doorframes, oak parquet floors. From the hall leads the opposite entrance to the main living area with bay window (27.9 sqm) the dining room and study (33.1 and 25.1 sqm) and the loggia (8.1 sqm) all three main rooms are connected by a double-winged door, the side entrance from the hall leading to the bedroom with a cloak room (28.1 sqm) and bathrooms. On the other side of the entrance another door leads to another bathroom, separate kitchen (14.9 sqm) and maid room (7.3 sqm).

Location Hradčany by metro Hradčanská is characterized by excellent transport accessibility, tram stops and the entrance to the metro are in the immediate vicinity of the house, just two minutes walk. Shops, restaurants, schools, kindergartens, walking distance a few hundred meters to Prague Castle or to the center of Prague 1, for sportsmen and leisure activities will serve the neighboring gardens of Prague Castle, Letná Park or Stromovka nearby. Convenient parking within the blue residential zone.

The Energy Class G is only listed temporarily to meet legal requirements, the license is required to be drawn up.