



## Two-bedroom Apartment

112 m<sup>2</sup> Praha 6, Svatovítská

600 000 €



Layout  
**Two-bedroom**

Area  
**112 m<sup>2</sup>**

Balcony  
**4 m<sup>2</sup>**

We are offering a spacious apartment for sale, 100m<sup>2</sup> in size and a 3+1 layout, located in the sought-after area of Prague 6.

The apartment underwent a complete renovation in 2004 and features two bedrooms, a living room adjoining a separate kitchen with a dining area, and a very spacious entrance hall. Additionally, the apartment contains a bathroom with a shower, a separate toilet, and a pleasant small balcony. Clever storage spaces have been thoughtfully placed in the entrance hall and in the main bedroom, which overlooks a green-planted inner courtyard. This courtyard offers mature greenery, an outdoor gym, and a playground for children, which will be appreciated by families with children and young people. The apartment is situated on the second floor of a building with an elevator and is heated by gas with a separate boiler for heating and water heating.

A distinct advantage of this residence is its walking distance to the Dejvická metro station, city trams, and buses. All city amenities, including shops, restaurants, theatres, international schools, healthcare facilities, and even Prague Castle, are within walking distance. The nearby Letná Plain offers opportunities for various sports activities, long walks and summer cultural

|                        |                    |
|------------------------|--------------------|
| Price                  | 600 000 €          |
| Floor area             | 112 m <sup>2</sup> |
| Balcony                | 4 m <sup>2</sup>   |
| Cellar                 | 10 m <sup>2</sup>  |
| Floor                  | 1                  |
| Elevator               | Ano                |
| Building energy rating | G                  |

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events.

The apartment is available for immediate move-in. It is a suitable investment for rental or personal residence.

## VÁŠ MAKLÉR



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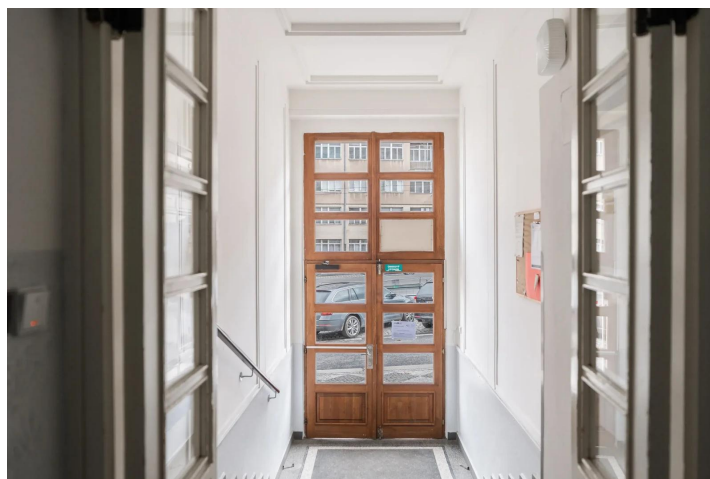
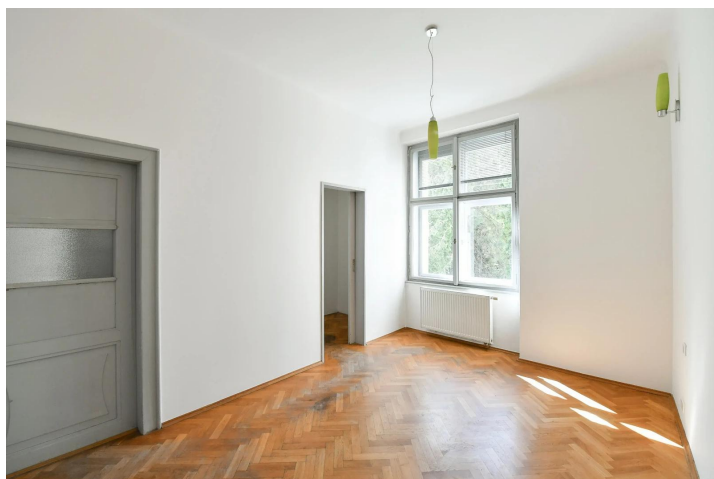
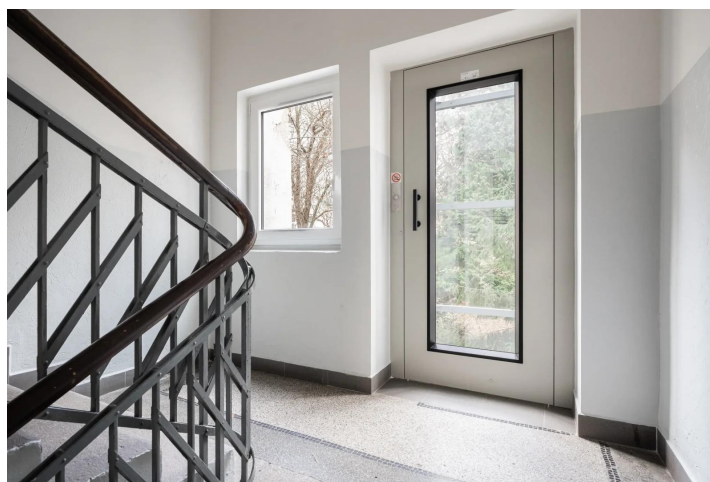
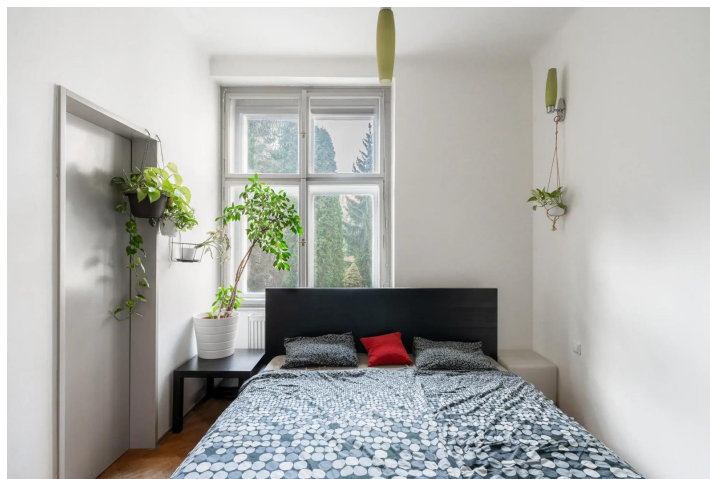
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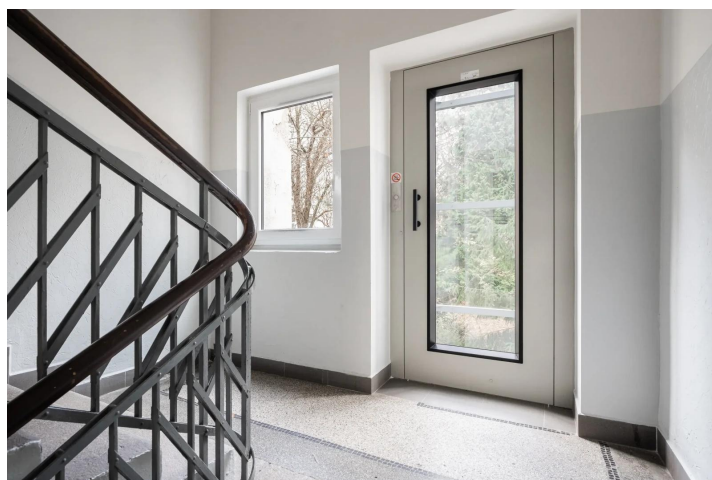
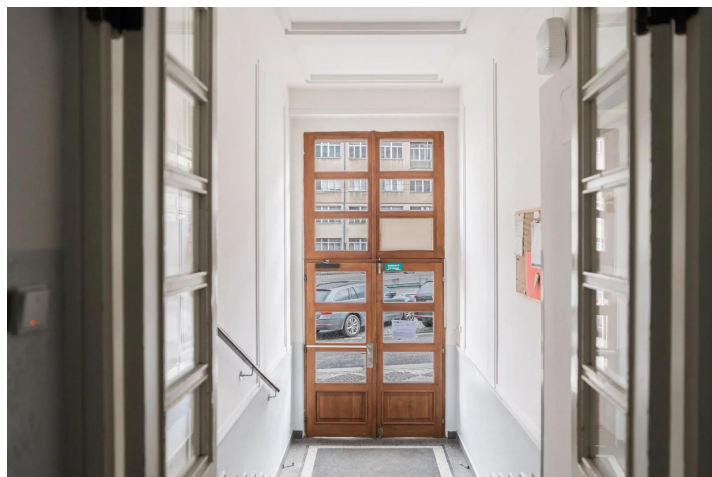




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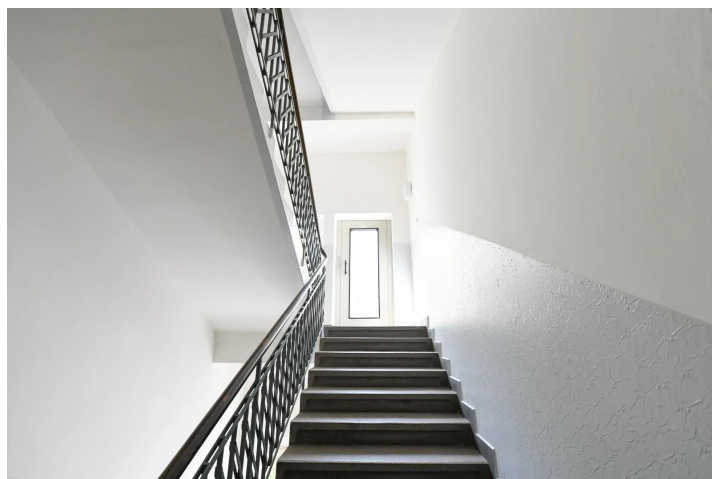
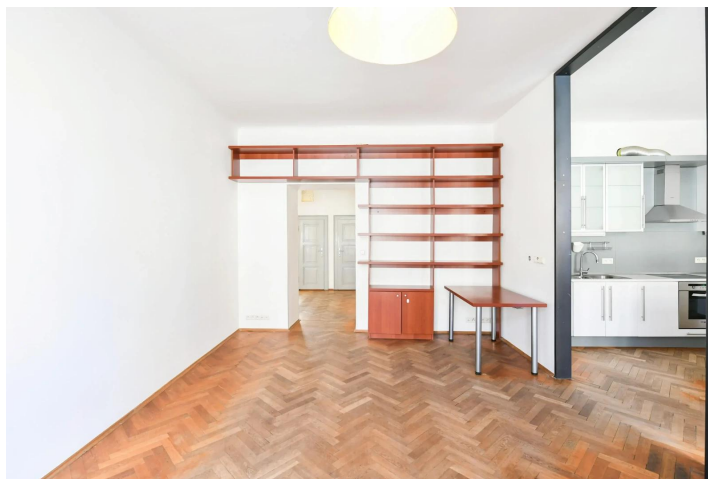
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