



Apartment Three bedroom

168 m² Praha 6, Na okraji

Price upon request



Layout Three bedroom	Area 168 m²	Terrace 16.7 m²	Balcony 29.2 m²	Parking 1x basement
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3 floors without neighbors + genuine eco interior + private observatory + open terrace + 3 balconies + fireplace + large cellar + garage parking

Are you looking for truly high-quality housing in a good Prague location? Veleslavín with an apartment on the last three floors without neighbours is the right address!

Duplex apartment 4+1:

☑ 7th floor: entrance hall with access to a balcony, corridor, living room with access to a balcony, lockable kitchen with access to a balcony, bedroom with access to a balcony, bathroom with access to a balcony, separate toilet, room with access to a balcony (all balconies are accessible from two rooms), 3 balconies, staircase

☑ 8th floor: almost the entire floor is the largest room in the apartment (55 m²) with access to the observatory, bathroom with a bathtub, staircase

☑ 9th floor: observatory, large terrace, staircase

☑ 1st basement floor: spacious cellar

Floor area	168 m ²
Terrace	16.7 m ²
Balcony	29.2 m ²
Cellar	14.5 m ²
Floor	6
Elevator	Ano
Parking	1x basement
Building energy rating	C

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☒ 1st basement floor: garage space (adjacent building)

☒ The genuine eco interior of the apartment includes high-quality wooden flooring in all living rooms, exclusively ecological plaster on the walls, and the furniture in the apartment is also only made from natural materials.

☒ The property is sold including all the furniture shown in the photos, except for the sound music equipment. Just bring literally just a toothbrush and start living.

☒ Note: The 4+1 apartment was converted from a 5+kk layout, the owner's declaration states the following original layout floor areas: hall 12 m², room 15.80 m², WC 1.20 m², kitchen 7.30 m², living room 26.8 m², room 15.10 m², bathroom 7.50 m², utility room 1.18 m², room 55.20 m², WC with a shower 2.9 m², observatory 5.8 m²; due to the restructuring, the stated area of the existing layout may slightly differ from the original; 3 balconies 29.2 m², 1 terrace 16.70 m², cellar 14.50 m² remain unchanged.

☒ Location: Exceptional living set in the environment between Ladronka, Hvězda Game Reserve, or Divoká Šárka. Within walking distance, there is also metro line A (Petřiny station), tram lines 1, 2, 32, etc. The location offers not only long walks for absolute relaxation but also very quick connections to any part of Prague including the airport.

For more information, please do not hesitate to contact us. Viewings are also possible on public holidays. We highly recommend a viewing.

VÁŠ MAKLÉR



Monica Mollicone

+420 602 544 858

info@philip-frank.com

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