

Apartment One-bedroom (2+kk)

Sold

68 m², Prague 6, Břevnov, Na Petřinách

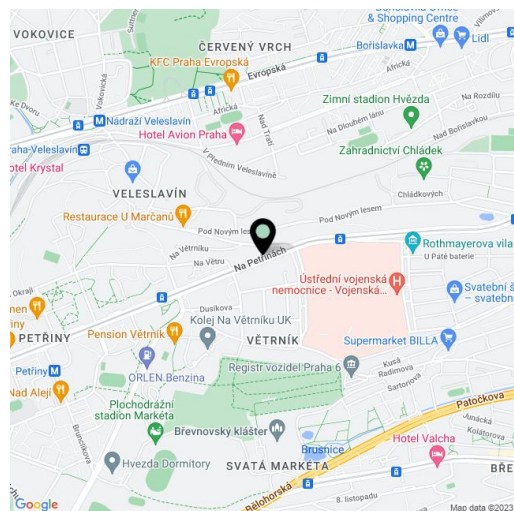


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Total area	96 m ²
Floor area*	68 m ²
Terrace	28 m ²
Garden	53 m ²
Parking	420 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30038



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This first-class, wheelchair accessible apartment with a terrace and front garden is situated in the newly created **Na Petřinách 7** villa. Located in a sought-after area of Břevnov in Prague 6, just a short walk from the Ořechovka quarter, with excellent tram and metro connections, quick access to the center and the airport, all urban amenities and in close proximity to greenery and sports opportunities. Building approval is scheduled for January 2020. The apartment will be move-in ready in April 2020.

The layout of the apartment on the ground floor consists of a **southeast-facing living room** with a kitchen and dining area, a bedroom, an entrance hall, a walk-in closet, a bathroom, and a separate guest toilet. The living room and the bedroom have **access to the garden terrace**.

The atmosphere of airy spaciousness is enhanced by its approx. **three-meter high ceilings** and large floor-to-ceiling windows. The interior includes **oak floors, underfloor heating**, large-format tiles, tropical wood surfaces in the terraces, **doors with concealed hinges**, a preparation for air-conditioning, premium sanitaryware, and security entrance doors (class 3). There is a possibility to buy a large cellar unit and up to **2 garage parking spaces** (of your choice). Furthermore, there is a communal garden designed by the **renowned landscape architects of Atelier Flera** with a barbecue area, relaxation zones and a sandbox.

Within walking distance you will find a **full spectrum of services**, including a post office, an elementary school, a kindergarten, and a primary school, as well as a tram stop and metro station (line A). There is also a health center and a hospital. The nearby **Ladronka** and **Obora Hvězda** parks, **tennis courts**, and a **winter stadium (a few minutes' drive away)**, provide **ideal venues for outdoor and indoor sports & leisure**. The **Břevnov Monastery** with its attractive gardens is the perfect place for tranquil walks. Furthermore, the area has convenient shopping opportunities, including small farmer's shops, bakeries, and supermarkets.

Total floor area 67.9 m², interior 62.6 m², terrace 27.7 m², garden 53 m².

Once the project is complete, the actual area of the unit may differ from the area listed in the apartment plan.

For more information please see [Na Petřinách 7](#) project website.

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svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE


0 1m 2,5m 5m

S



NA PETŘINÁCH 7

BYT 2+kk
1.3



Č.	MÍSTNOST	M ²
01	VSTUPNÍ HALA	5,07
02	KOUPELNA	5,86
03	WC	1,74
04	ŠATNA	3,04
05	LOŽNICE	15,56
06	OBÝVACÍ POKOJ + KK	31,33
UŽITNÁ PLOCHA		62,60
PODLAHOVÁ PLOCHA*		67,9
TERASA		27,7
PŘEDZAHŘÁDKA		53,0

Schéma půdorysu bytu představuje dispozici, ležení bytu, kuchyňská linka a nábytek nejsou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifikace pro konstrukce, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".

WWW.NAPETRINACH7.CZ