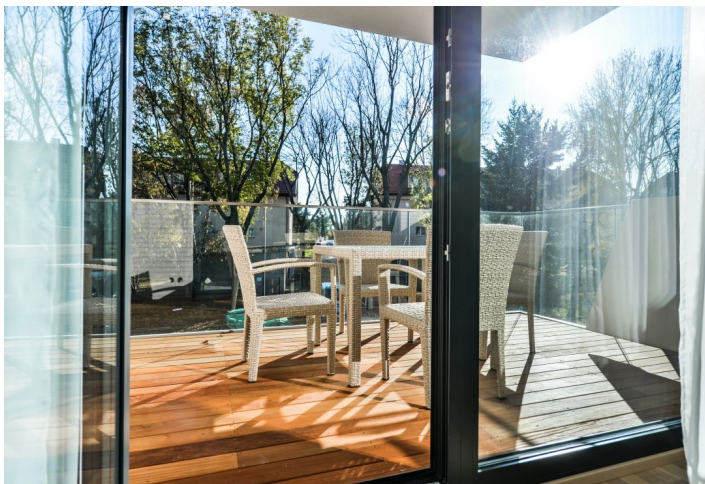


## Apartment Three-bedroom (4+kk)

Sold

113 m<sup>2</sup>, Prague 6, Břevnov, Na Petřinách

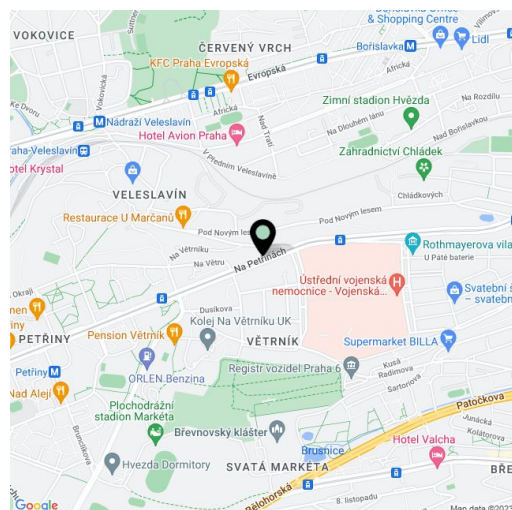


## Apartment Three-bedroom (4+kk)

Sold

113 m<sup>2</sup>, Prague 6, Břevnov, Na Petřinách

Total area	124 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	840 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30074



\* 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 balcony 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 2nd floor consists of a **southeast-facing living room** with a kitchen and dining area, a master bedroom, a 2nd bedroom, study, 2 bathrooms, an entrance hall, a walk-in closet, guest toilet, and utility room. **The living room has access to the balcony.**

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 balcony, **doors with concealed hinges**, 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 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 a 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 and 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 113.3 m<sup>2</sup>, interior 103.27 m<sup>2</sup>, balcony 10.8 m<sup>2</sup>.

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.



# Apartment Three-bedroom (4+kk)

Sold

113 m<sup>2</sup>, Prague 6, Břevnov, Na Petřinách

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

0 1 m 2,5 m 5 m S

NA PETŘINÁCH 7  
BYT 4+KK  
3.3

Č.	MÍSTNOST	M <sup>2</sup>
01	VSTUPNÍ HALA	12,05
02	ŠATNA	3,00
03	KOUPELNA 1	6,90
04	KOMORA	2,05
05	OBÝVACÍ POKOJ + KK	36,62
06	WC	1,89
07	PRACOVNA	9,20
08	LOŽNICE	13,66
09	POKOJ	12,01
10	KOUPELNA 2	5,89
<b>UŽITNÁ PLOCHA</b>		<b>103,27</b>
<b>PODLAHOVÁ PLOCHA*</b>		<b>113,4</b>
BALKON		10,75

\* Podlahová plocha je vyznačena nařizovacími úseky č. 266/2013 Sb. o úpravě některých záležitostí souvisejících s bytovým společenstvím.

Schéma půdorysu bytu představuje dispozici i včetně bytu, kuchyňské linky 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**