

Apartment Three-bedroom (4+kk)

Sold

111 m², Prague 6, Břevnov, Na Petřinách

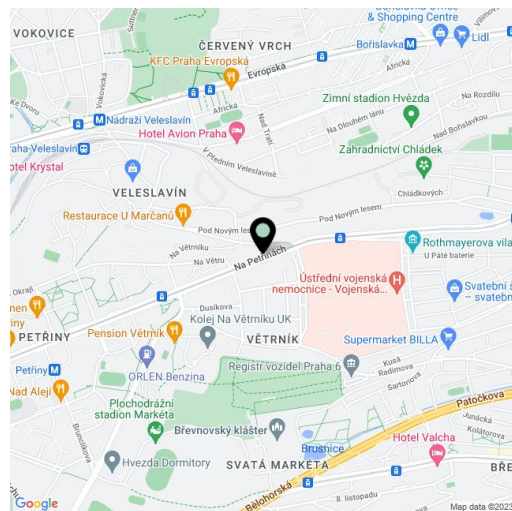


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Total area	147 m ²
Floor area*	111 m ²
Balcony	36 m ²
Parking	8 400 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30081



* 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, barrier-free apartment with a balcony is set in a newly-created villa-house [Na Petřinách 7](#) in the sought after area of Břevnov, Prague 6, just a short walk from Ořechovka. Excellent tram and metro connections, within fast reach of the center and the airport, urban amenities and in close proximity to greenery and sporting 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 3rd floor consists of a **south-east facing living room (40 m²)** with a kitchen and dining area, a master bedroom, 2nd bedroom, study, 2 bathrooms, walk-in wardrobe, separate toilet and entrance hall. The living room has an **access to the balcony**.

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

Within walking distance are **complete services** including a post office, elementary school, kindergarten and primary school, as well as a tram 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 venues for 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 111.3 m², interior 101.92 m², balcony 36 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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INTERNATIONAL REAL ESTATE

0 1 m 2,5 m 5 m

S

NA PETŘINÁCH 7

BYT 4+KK
4.3

Č.	MÍSTNOST	M ²
01	VSTUPNÍ HALA	11,02
02	ŠATNA	2,95
03	KOUPELNA 1	6,58
04	OBÝVACÍ POKOJ + KK	38,42
05	WC	1,91
06	PRACOVNA	9,19
07	LOŽNICE	14,02
08	POKOJ	11,96
09	KOUPELNA 2	5,87
UŽITNÁ PLOCHA		101,92
PODLAHOVÁ PLOCHA*		111,7
BALKON		36,25

* Podlahová plocha je vyznačena nařizovací výtahy č. 306/2013 Sb. a úprave některých záležitostí souvisejících s bytovým společenstvím.

Schéma podvoje bytu představuje dispozici včetně bytu, kuchyňská linka a nábytek nejsou součástí dodávky bytu, zařazení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifikace pro konstruktce, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".

WWW.NAPETRINACH7.CZ