



## Apartment Two-bedroom (3+kk)

Sold

88.2 m², Prague 6, Břevnov, Závěrka



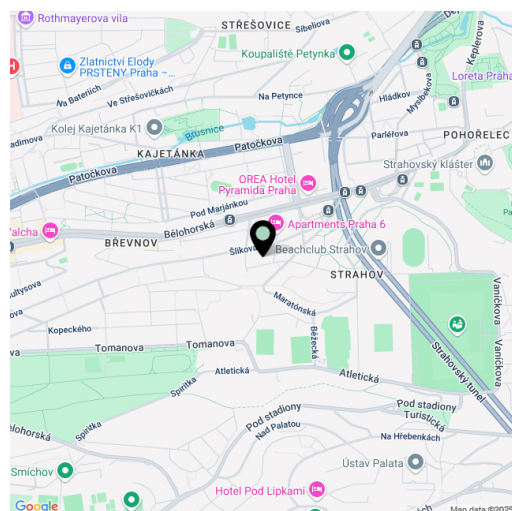


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Total area	88 m²
Parking	-
Cellar	Yes
PENB	E
Reference number	104118



\* 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 renovated apartment with a private entrance to the courtyard is located on the ground floor of an apartment building, which is part of a picturesque and quiet area in the Tejnka urban monument zone in Prague 6, Břevnov, near Ladronka Park, several prestigious schools, and the grounds of Prague Castle.

The area of the apartment consists of a living room with a kitchen and dining area, 2 bedrooms, one of which has access to the **terrace**, a bathroom (with a shower, double sink, and toilet), a separate toilet, and an entrance hall. The terrace is **south-facing towards the courtyard**.

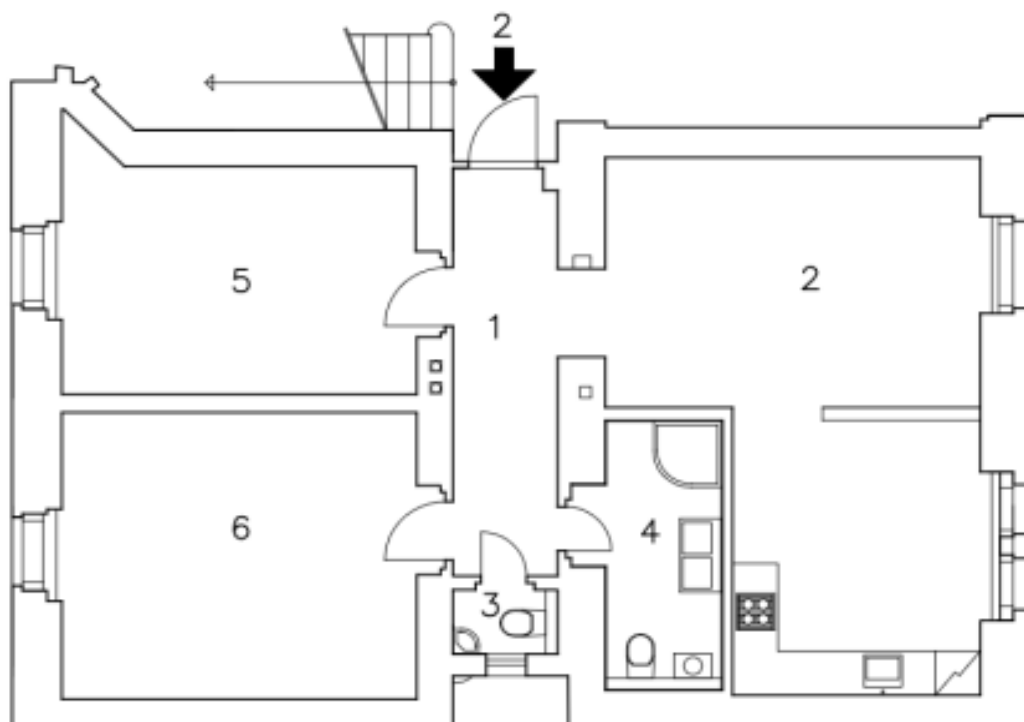
Facilities include **parquet** floors and tiles, the entrance door is a security with a doorman. Heating is by a gas boiler. **A landscaped common garden** is available to the residents; the building is maintained and has a partially renovated facade.

The boutique apartment building is located on a side street within easy reach of shops, restaurants, cafes, and medical services. There are private and state kindergartens and elementary schools in the vicinity, as well as the prestigious **J. Kepler High School**. There is a tram stop nearby with frequent and fast connections to the city center, and by car you can quickly connect to a tunnel complex or reach the airport. In just a short walk you can get to **Ladronka Park** or the **Great Strahov Garden** and further to the **Petřín Gardens**.

Floor area 88,2 m², courtyard 8 m² cellar 3.6 m²



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### LEGENDA MÍSTNOSTÍ (PLOCHY BEZ ZDÍ)

Č.M.	MÍSTNOST	UŽIT.PL. m <sup>2</sup>
1	PŘEDSÍŇ	7,66
2	OBYTNÁ KUCHYŇ	29,85
3	WC	1,08
4	KOUPELNA	5,46
5	POKOJ	14,86
6	POKOJ	18,40
CELKEM		77,31

UŽITNÁ PLOCHA BYTU 77,31m<sup>2</sup>PODLAHOVÁ PLOCHA BYTU 88,21m<sup>2</sup>