



## Apartment Studio (1+kk)

32.2 m<sup>2</sup>, Prague 6, Břevnov, Patočkova

Sold



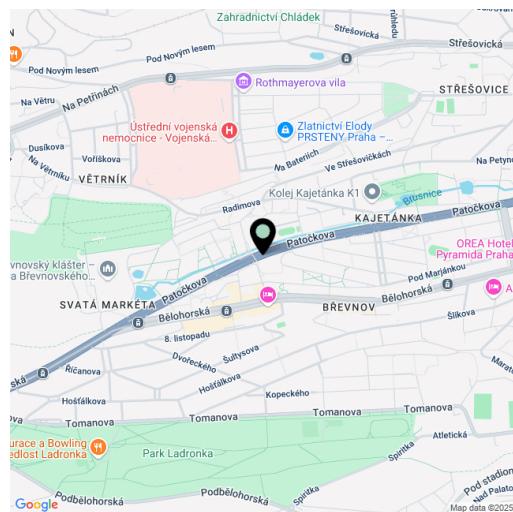


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Total area	37 m <sup>2</sup>
Floor area*	32 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Parking space in the car stacker
Cellar	Yes
PENB	B
Reference number	109630



\* 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 quiet, fully furnished studio apartment with a loggia facing the greenery, a cellar, and a parking space in a car stacker is located on the 5th floor of a residential building with an elevator in Břevnov.**

The south-facing layout of the apartment includes a living area with a kitchen and access to a loggia, a bathroom with a shower, toilet, and washing machine, and an entrance hallway. The apartment comes with a parking space in a car stacker and a cellar.

The residential complex was approved for occupancy in 2016. The apartment features **wooden floors** and benefits from plenty of natural light thanks to a large-format window. The kitchen offers ample storage space.

Břevnov, part of Prague 6, boasts excellent civic amenities, including a wide range of restaurants, cafés, shops, and services. A health clinic and post office are also nearby. **Green spaces** perfect for outdoor activities include **Ladronka Park** and the **Hvězda Game Reserve**. Local culture is enriched by the functioning brewery within the **Břevnov Monastery**. Bus stops are right outside the building, and the U Kaštanu tram stop is just a few minutes' walk away.

Floor area 32.2 m<sup>2</sup>, loggia 4.6 m<sup>2</sup>, cellar 4 m<sup>2</sup>, parking space (car stacker).