



## Apartment Two-bedroom (3+kk)

Sold

189 m<sup>2</sup>, Prague 6, Břevnov, Atletická

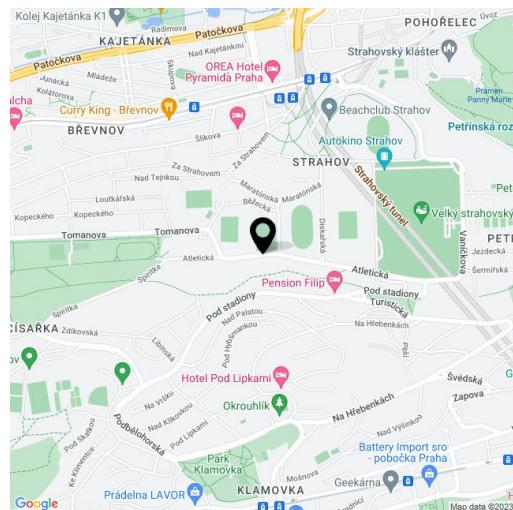




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|                  |                    |
|------------------|--------------------|
| Total area       | 205 m <sup>2</sup> |
| Floor area*      | 189 m <sup>2</sup> |
| Terrace          | 16 m <sup>2</sup>  |
| Garden           | 300 m <sup>2</sup> |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 18973              |



\* 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.

**Glass duplex with unique views of the city in an exclusive residential project completed in 2006, complete with underground parking. The location, elite community, timeless design, technology, and parking in the building are definite perks, however the light, space, comfort and panoramic views truly make this property exceptional.**

The apartment offers, on the first level, an open loft type public area with double height living room, terrace, dining area, toilet and open-plan kitchen with front garden access. The private upper floor holds a bedroom with en-suite bathroom and a gallery open to the living area. The apartment features include ABB ihome system (remote control for lights, external blinds, heating, air-conditioning), integrated Bose sound system, alarm linked to a security agency.

The house is located on a hill in a quiet area surrounded by greenery with numerous sports facilities, near the park Ladronka, TJ Břevnov tennis courts and an indoor swimming pool Strahov. Good access to the city thanks to the nearby bus stop.

The interior of the apartment is 189 m<sup>2</sup>, the terrace is 16 m<sup>2</sup>, the private front garden is 300 m<sup>2</sup>. The purchase price includes a cellar (5 m<sup>2</sup>), storage room under the terrace (12 m<sup>2</sup>) and **2 onsite basement parking spaces**.