



Apartment One-bedroom (2+kk)

Sold

61 m², Prague 6, Břevnov





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Total area	66 m ²
Floor area*	61 m ²
Balcony	5 m ²
Parking	Possibility to purchase a garage parking space
Cellar	Yes
PENB	B
Reference number	28573

* 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.

Sunny duplex apartment with a balcony and spectacular view is part of a newly-created residence with only 11 apartments, complete with parking in underground garages and situated on the border of Břevnov and Bílá Hora.

The layout of the apartment located on the 2nd floor offers a lower level living room with kitchen and dining area and access to the south-facing **balcony**, bathroom (shower and toilet) and a spacious hall. The upper level of the apartment consists of a bedroom with ensuite bathroom (bath and toilet).

Features include **wooden windows with insulating triple glazing**, large-format ceramic tiles, floating wooden floors, security entrance door, intercom and camera system, gas boiler room in the house. The facade of the house and the roof are insulated. The price includes a **cellar**, possibility of **buying a garage parking space at additional cost**.

Located in a residential area by the large **Hvězda** and **Ladronka** parks, with a kindergarten, elementary school and supermarket. Easy accessibility to the center as well as to Václav Havel Airport Prague by car and public transport, tram stop just a few steps from the house.

Floor area 61.2 m², balcony 5.4 m², cellar 1.3 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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3.NP



4.NP



PLOCHY

0901 PŘEDSÍŇ	6,11m ²
0902 OBYTNÁ KUCHYNĚ	27,13m ²
0903 KOUPELNA, WC	4,30m ²
0904 CHODBA	2,04m ²
0905 LOŽNICE	16,15m ²
0906 KOUPELNA, WC	4,34m ²
CELKEM	60,07m ²
0907 BALKÓN	5,35m ²
0900 SKLÍPEK	1,27m ²