



## Apartment Three-bedroom (4+kk)

Sold

132 m<sup>2</sup>, Prague 6, Břevnov, Na Petřinách



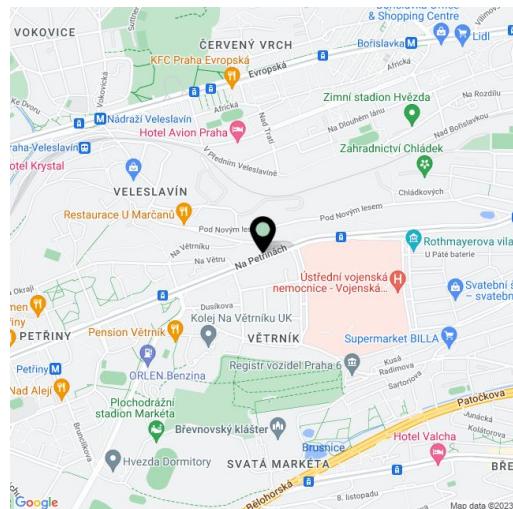


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Total area	151 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Balcony	19 m <sup>2</sup>
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30040



\* 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 Petřinach 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. Completion scheduled for spring 2020.

The layout of the apartment on the 1st floor will consist of a **south-west facing living room (50 m<sup>2</sup>)** with a kitchen and dining area, a master bedroom with en-suite bathroom, 2 bedrooms, other 2nd bathroom, walk-in wardrobe, guest toilet and entrance hall. The living room and the master bedroom have 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 will include **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 132.1 m<sup>2</sup>, interior 122.96 m<sup>2</sup>, balcony 18.50 m<sup>2</sup>.

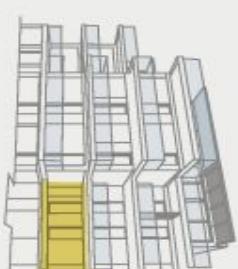


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\* Podlahová plocha je vymezena na základě vkladu č. 366/2003 Sb. o úpravě náročných záležitostí souvisejících s bytovým soukromostvarem.

NA PETŘINÁCH  BYT 4+kk  
2.1

Č.	MÍSTNOST	M <sup>2</sup>
01	VSTUPNÍ HALA	7,61
02	ŠATNA	6,15
03	WC	2,06
04	KOUPELNA 1	8,92
05	LOŽNICE	15,65
06	OBÝVACÍ POKOJ + KK	49,80
07	POKOJ 1	14,14
08	POKOJ 2	12,41
09	KOUPELNA 2	6,22
UŽITNÁ PLOCHA		122,96
PODLAHOVÁ PLOCHA*		132,1
BALKON		18,50

Schéma půdorysu bytu představuje dispozici reálného bytu, kuchynská linka a nábytek nejsou součástí dodávaného bytu, zářezem je zahrázeno pouze pro názornost. Plocha zábradlí je orientační. Síť elektřiny pro konstrukci a povrchovou úpravy a rozměr vybavení je pohodlněm přílohy "Standard nájemnosti".