



## Apartment Two-bedroom (3+kk)

Sold

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



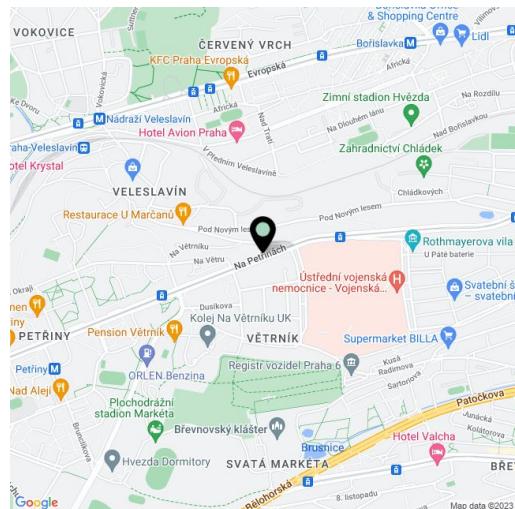


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Total area	142 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30064



\* 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, wheelchair accessible apartment with two balconies is situated in the newly created [Na Petřinách 7](#) villa. Located in a sought-after area of Břevnov in Prague 6, just a short walk from the Ořechovka quarter, with excellent tram and metro connections, quick access to the center and the airport, all urban amenities and in close proximity to greenery and sports opportunities. Completion scheduled for spring 2020.

The layout of the apartment on the 1st floor will consist of a **south-facing living room** with a kitchen and dining area, a master bedroom with an en-suite bathroom and a walk-in closet, a 2nd bedroom, a 2nd bathroom, a guest toilet, and an entrance hall. The living room and the master bedroom have **access to the balcony**.

The atmosphere of airy spaciousness is enhanced by its approx. **three-meter high ceilings** and large floor-to-ceiling windows. The interior will include **oak floors, underfloor heating, large-format tiles, tropical wood surfaces in the balconies, doors with concealed hinges**, a preparation for air-conditioning, premium sanitaryware, and security entrance doors (class 3). There is a possibility to buy a large cellar unit and up to **2 garage parking spaces** (of your choice). Furthermore, there is a communal garden designed by the **renowned landscape architects of Atelier Flera** with a barbecue area, relaxation zones, and a sandbox.

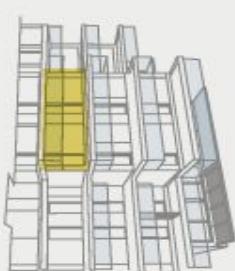
Within walking distance you will **a full spectrum of services**, including a post office, an elementary school, a kindergarten, and a primary school, as well as a tram stop and a metro station (line A). There is also a health center and a hospital. The nearby **Ladronka** and **Obora Hvězda** parks, **tennis courts**, and **a winter stadium** (a few minutes' drive away), provide ideal venues for **indoor and outdoor sports and 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 117.1 m<sup>2</sup>, interior 109.97 m<sup>2</sup>, balcony 17.30 + 7.13 m<sup>2</sup>.



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2.2Č. MÍSTNOST M<sup>2</sup>

01	VSTUPNÍ HALA	9,68
02	ŠATNA	3,78
03	WC	1,84
04	OBÝVACÍ POKOJ + KK	38,48
05	CHODBA	7,30
06	KOUPELNA 1	4,31
07	POKOJ	16,65
08	LOŽNICE	23,51
09	KOUPELNA 2	4,42

UŽITNÁ PLOCHA  
PODLAHOVÁ PLOCHA\*

BALKON 1	109,97
BALKON 2	117,1
	17,30
	7,13

Schéma půdorysu bytu představuje dispozici reženého bytu, kuchyňská linka a nábytok nejsou součástí dodávky bytu, zřízení je zobrazeno pouze pro názornost. Plocha záhrady je orientační. Specifikace pro konstrukce, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nájemnice".