



## Apartment Three-bedroom (4+kk)

Sold

137 m<sup>2</sup>, Prague 6, Břevnov, Běžecká





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Total area	154 m <sup>2</sup>
Floor area*	137 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	2 parking places in the courtyard
Garage	Yes
Cellar	Yes
Service price	8 600 CZK monthly
PENB	B
Reference number	31428

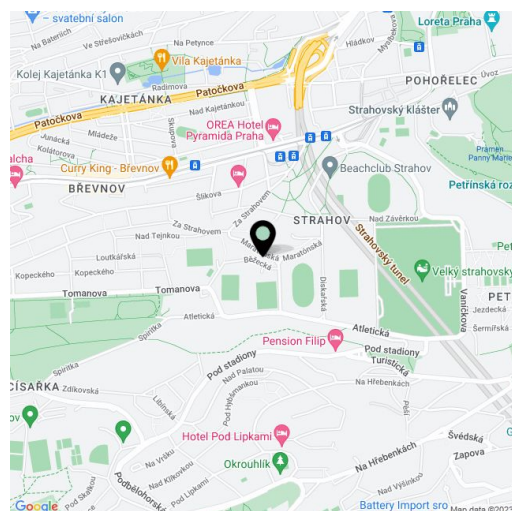
This modern apartment with a large balcony overlooking mature trees or an athletic stadium is part of a building in a unique architectural style, sensitively set in a green corner close to the Strahov sports complex, a place with fresh air and beautiful views of Prague.

The layout of the apartment on the 1st floor consists of a **40-meter living room** with a kitchen, a dining room, and an adjoining covered balcony, 3 bedrooms, 2 bathrooms, and a hall. A staircase leads to the ground floor where there is a foyer with a dressing room.

The architects from the 4A studio were inspired by the neighbouring sports grounds when they designed the building. The balconies and courtyards evoke the stadium tribunes. The facilities include **wooden Euro-windows** with insulated double-glazed panes and **outdoor blinds**, Schüco aluminium balcony doors, a high standard NEXT entrance security door, Sapeli interior doors, **oak floors**, underfloor heating in the bathroom, Grohe and Laufen sanitary ware, security equipment, and a home video phone. Heating is via a central boiler room in the house. The apartment comes with a spacious cellar and **two parking spaces in the courtyard**.

The place is ideal for those who love stay active as well as those who need to have enough green spaces in the city. In the immediate vicinity, there is a wide range of sports and relaxation facilities (tennis and squash courts, a fitness center, a swimming pool, a sauna, etc.). The location is suitable for biking and inline skating as well as for walks, there are several children's playgrounds. The **Ladronka** and **Petřinské Sady** parks are within short walking distance. The picturesque streets around **Prague Castle** are also nearby. Just a short walk from the house, there is a bus stop with links to the **Anděl** or **Dejvická** metro stations (lines B and A), the ride takes around 10 minutes. There is also quick access to the airport (15 minutes by car).

Interior 136.8 m<sup>2</sup>, balcony 17.4 m<sup>2</sup>.



\* 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.



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