



## House Four-bedroom (5+kk)

220 m², Prague 6, Břevnov, U Ladronky

Ask for price





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|                  |        |
|------------------|--------|
| Plot             | 301 m² |
| Foot print       | 125 m² |
| Garden           | 176 m² |
| Parking          | -      |
| Cellar           | Yes    |
| PENB             | G      |
| Reference number | 33392  |

This very quiet, air-conditioned row house after a thorough reconstruction is located on a peaceful street near Ladronka Park, within walking distance of public transport stops and a wide range of services.

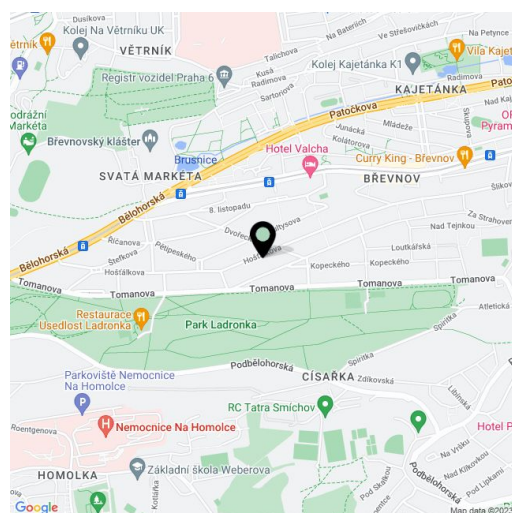
On the ground floor, there is a living room connected to a kitchen and **winter garden**, where there is also a dining room with a sliding glass wall facing the garden, a staircase hall, a vestibule, a guest toilet, and a corridor with **storage space for bikes**. On the 1st floor, there is a bedroom with French windows oriented towards the garden, a study, and a bathroom (shower, separate toilet, sink). In the attic, there are 2 children's bedrooms, a guest toilet, and a bathroom (with a bathtub). The basement has a **preparation for a sauna**; there is also a utility room, a laundry room (with a shower and sink), a boiler room, and storage space. Additional storage space is in the attic.

The house has been renovated and insulated, and a 2nd floor was added. Facilities include **wooden floors**, a **hardwood staircase**, wooden security windows with triple-glazed panes, **underfloor heating** in the bathrooms and the entire ground floor, a Hanak kitchen with **AEG** (steam oven and 2 classic ovens), **Siemens**, Electrolux, and Faber appliances, **Villeroy & Boch** sanitary ware, an AEG washer and dryer, security entrance doors, Jablotron security devices, and a camera system. Geminex gas heating.

The traditional residential area is situated between **Ladronka Park and the Břevnov Monastery Garden**. The street was once a part of an original **pilgrimage** path marked with several chapels. In the vicinity, there are private kindergartens, an elementary school, a health center, a supermarket, and many other shops, restaurants, and other services. Within a 2-minute walk is a bus stop with links to the Anděl metro station (line B), and a tram stop with links to the Malostranská or Hradčanská metro stations is also within walking distance. Traveling by car is made easier thanks to the proximity of a tunnel complex and the Prague Ring Road.

Useable area 220 m², built-up area 122 m², garden 179 m², land 301 m².

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







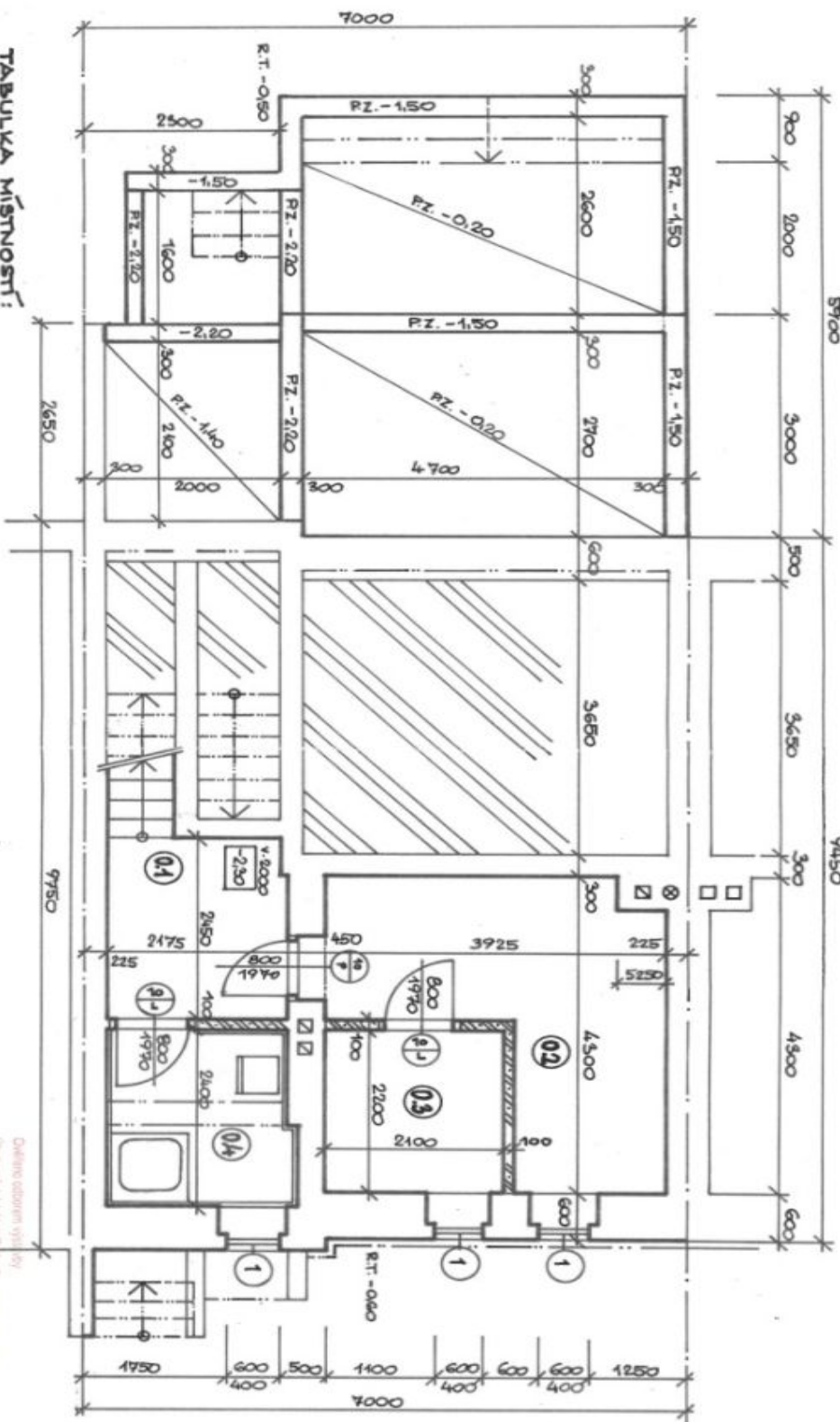
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220 m<sup>2</sup>, Prague 6, Břevnov, U Ladronky

| OKRAJ | POPIS           | PLACHA [m <sup>2</sup> ] | PODVLA | CHITKA | POZU. |
|-------|-----------------|--------------------------|--------|--------|-------|
| 0.1   | CHODBA + SCHODY | 7,37                     | 0,01   | 107,2  | —     |
| 0.2   | ENERGOCENTRUM   | 11,58                    | —      | —      | —     |
| 0.3   | SKLAD POTRAVIN  | 4,62                     | —      | —      | —     |
| 0.4   | PRÁDELNA        | 5,37                     | 0,01   | —      | —     |

TABULKA MÍSTNOSTÍ:



**LEGENDA:**  
 STĚNA, PÁK 8-15  
 PŮVODNÍ ZDÍVA

STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEVOV

|             |             |           |                        |
|-------------|-------------|-----------|------------------------|
| PROJEKTANT: | JAN KRŠTELA | INVESTOR: | EVGENY A JULIA BOBROVI |
| DATA:       | 03/2013     | FORMÁT:   | 2x A4                  |
| MĚŘÍTKO:    | 1:50        | SUTERÉN   | A-2                    |

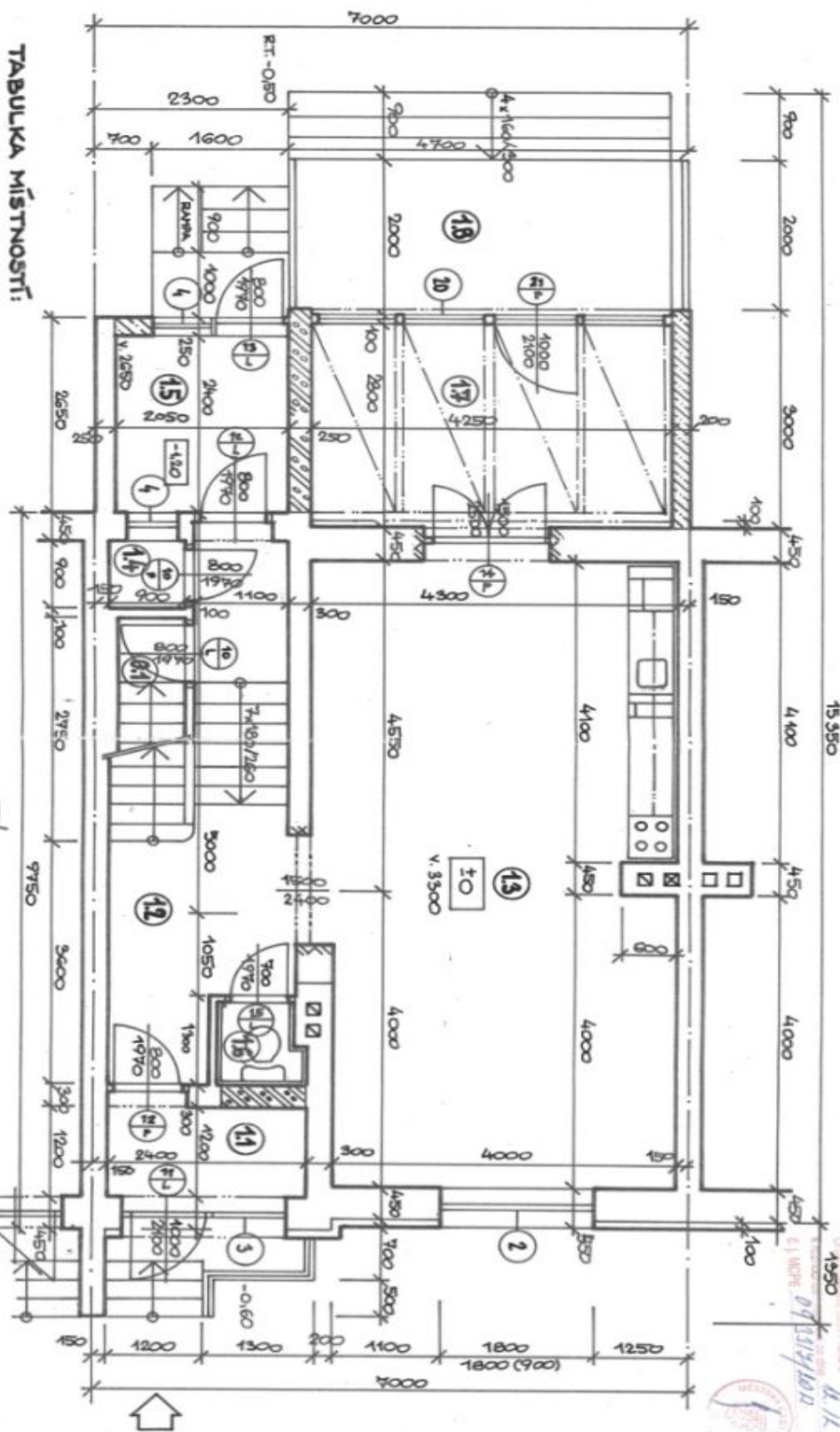


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| ODKAZ | POPIS          | PLOCHA | PODLAHA  | OHŘÍVA     | POZ.          |
|-------|----------------|--------|----------|------------|---------------|
| 1.1   | VSTUP          | 2,88   | VER. D.  | VÁP. ŠUNK. |               |
| 1.2   | CHODBA+SCHODY  | 13,34  | VER. D.  | — " —      | SCHODY DŘEV.  |
| 1.3   | OBYTNÁ KUCHYŇE | 35,49  | PLOVOUK. | — " —      |               |
| 1.4   | SPÍŽ           | 0,81   | VER. D.  | — " —      |               |
| 1.5   | SKLAD          | 4,92   | VER. D.  | — " —      |               |
| 1.6   | WC             | 1,08   | VER. D.  | — " —      | BĚLINA, OBVL. |
| 1.7   | ZIMNÍ ZAHŘADA  | 11,90  | VHŇV. D. | — " —      | V. 1000       |
| 1.8   | TERASA         | 9,00   | VHŇV. D. | — " —      |               |



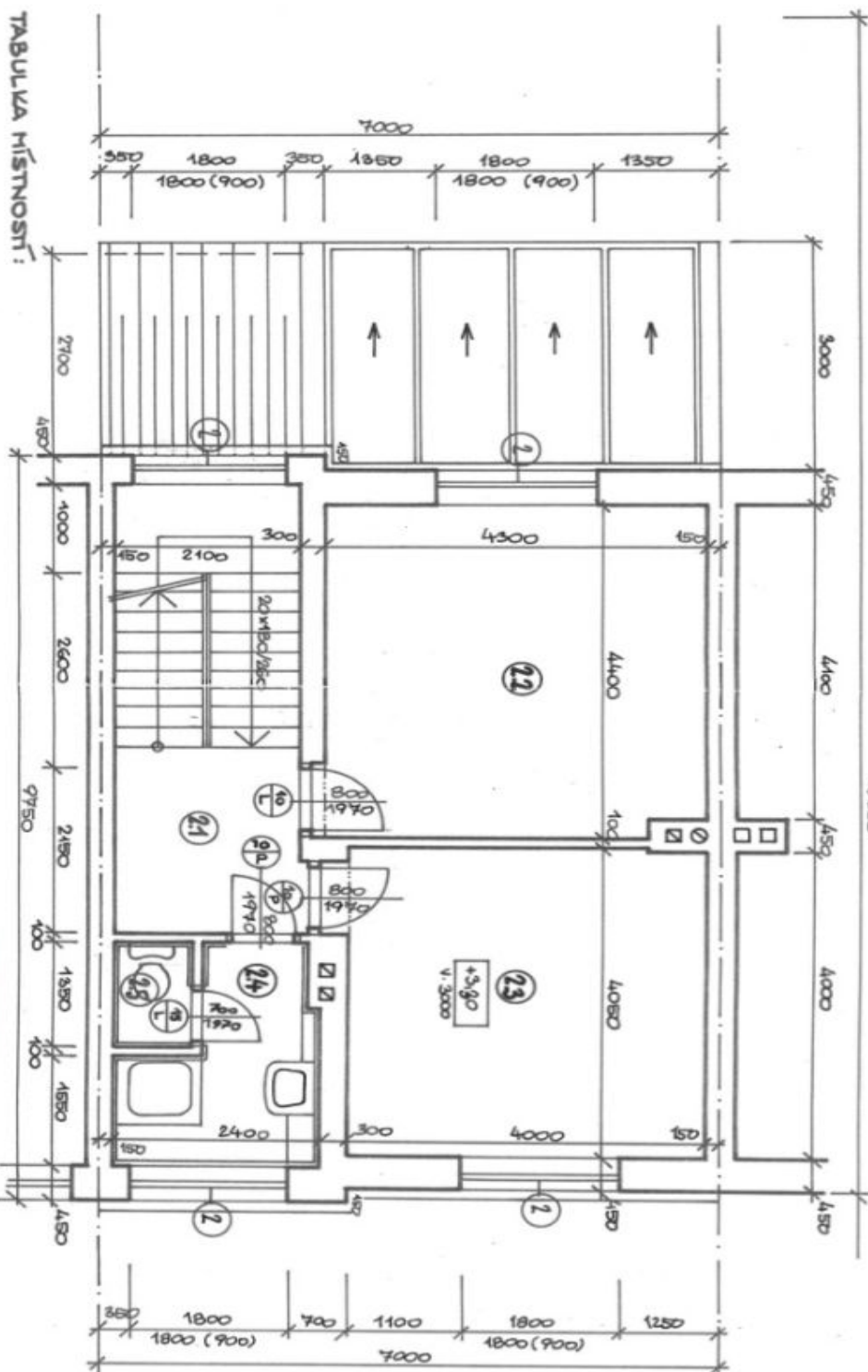


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| OKRAJ | POPS                  | POCITA L <sup>2</sup> | PODLAHA | OKRATKA   | POZ.                  |
|-------|-----------------------|-----------------------|---------|-----------|-----------------------|
| 2.1   | CHODBA + SCHODY       | 12.22                 | KER. D. | VAŠ. ŠUL. | SCHODIŠTĚ DŘEV.       |
| 2.2   | LOŽNICE I.            | 18.74                 | KOVAL.  | —         | —                     |
| 2.3   | LOŽNICE I. (PRACOVNA) | 16.17                 | KOVAL.  | —         | —                     |
| 2.4   | KUPELNA               | 6.05                  | KER. D. | —         | ŽELIŽN. OBKL. V. 2000 |
| 2.5   | WC                    | 1.22                  | —       | —         | —                     |



|             |             |           |                        |
|-------------|-------------|-----------|------------------------|
| PROJEKTANT: | JAN LYSSELA | INVESTOR: | EVGENY A YULIA BOBROVI |
| DATUM:      | 03/2015     | FORMÁT:   | 2x A4                  |
| MĚŘITVO:    | 1:50        | 1. PÁTRKO | A-4                    |

STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEVNOV







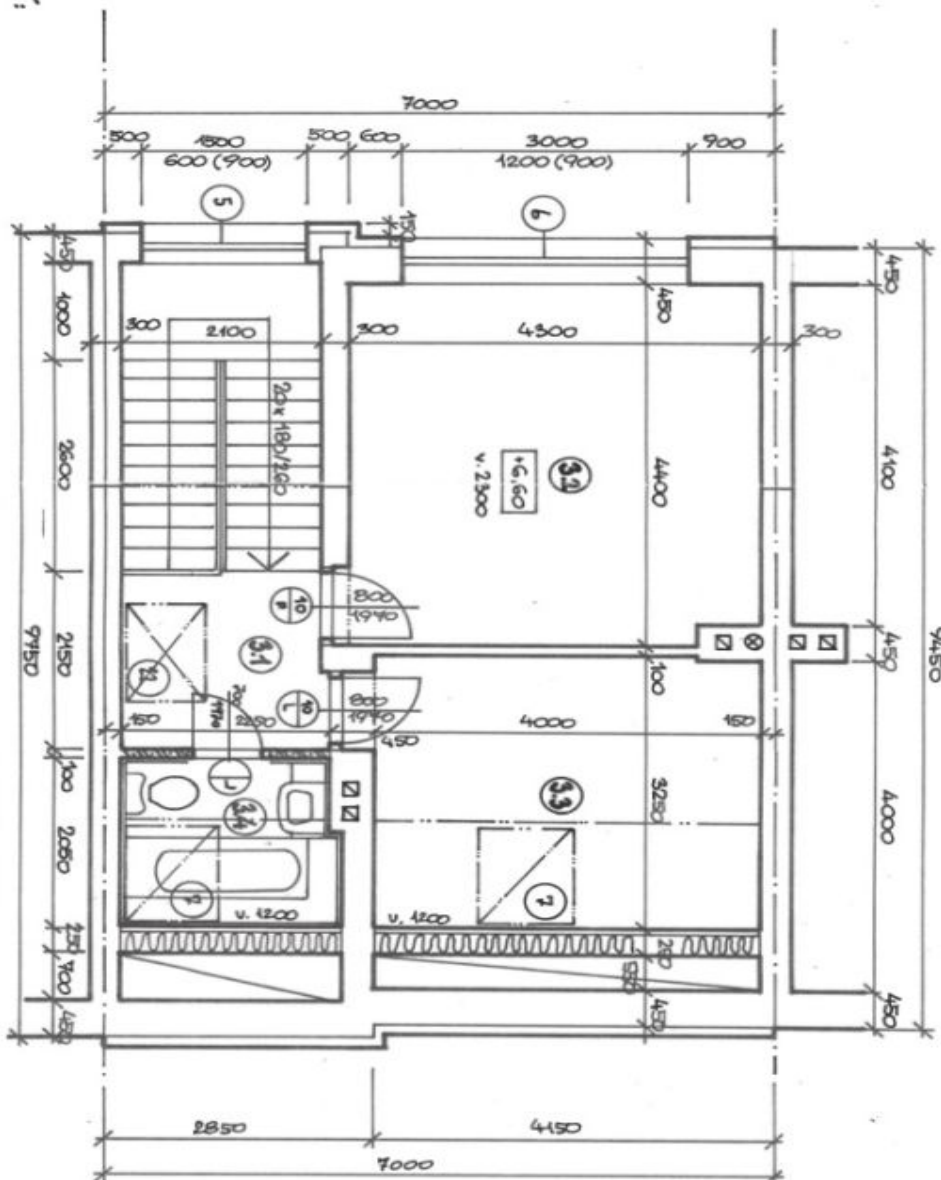
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| POČET | POPIS           | POČET M² | POČET M²  | POČET M²   | POČET M²             |
|-------|-----------------|----------|-----------|------------|----------------------|
| 3.1   | CHODBA + SCHODY | 12,22    | VER. D.L. | VER. ŠTUK. | SCHODY DŘEVĚNÉ       |
| 3.2   | LOŽNICE III.    | 18,14    | KOVLAL    | —          | —                    |
| 3.3   | ŠATNA           | 15,00    | KOVLAL    | —          | —                    |
| 3.4   | KOUPELNA + WC   | 4,79     | VER. D.L. | —          | BÍLÝM OBKLAD V. 2000 |

TABULKA MÍSTNOSTÍ:



|             |            |           |                        |
|-------------|------------|-----------|------------------------|
| PROJEKTANT: | JAN LONČKA | INVESTOR: | ENGENT A YULIA BOBROVI |
| DATUM:      | 03/2015    | FORMÁT:   | 2x A4                  |
| MĚŘÍTKO:    | 1:50       | PODPOVĚ:  | A-B                    |

