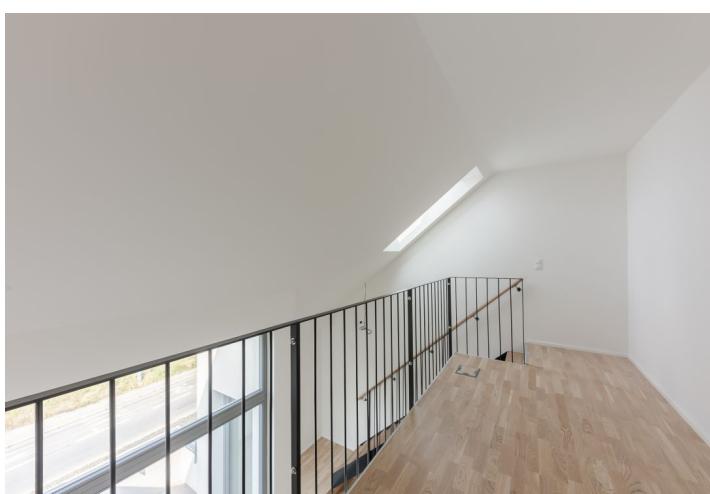
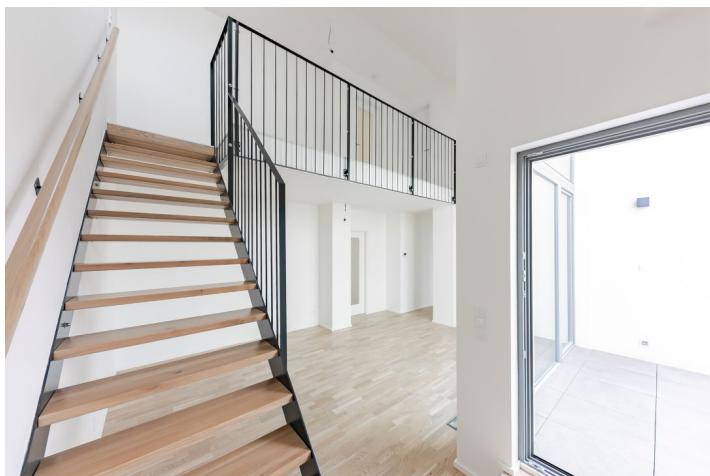




## Apartment Two-bedroom (3+kk)

Sold

89 m<sup>2</sup>, Prague 6, Břevnov, Bělohorská

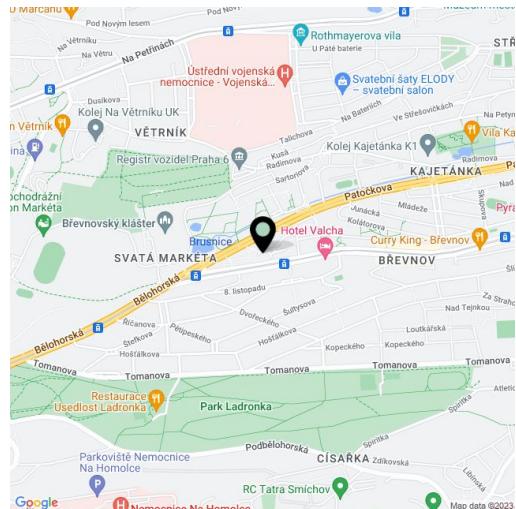




## Apartment Two-bedroom (3+kk)

**Sold**89 m<sup>2</sup>, Prague 6, Břevnov, Bělohorská

Total area	102 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	Possibility to purchase a garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34571



\* 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 duplex apartment with a large balcony and amazing views is part of a newly-created residence with only 11 apartments, complete with parking in underground garages. It is situated on the border of Břevnov and Bílá Hora.**

The layout of the apartment located on the 2nd and 3rd floor offers a lower level living room with a kitchen and dining area and access to the north-facing **balcony**, a bedroom, a bathroom (shower and toilet), a walk-in closet, and a spacious hall. The upper level of the apartment consists of one bedroom with a French window, a gallery, and the second bathroom (bathtub, toilet, and bidet).

Features include **wooden windows with insulated triple-glazed panes**, large-format ceramic tiles, floating wooden floors, a security entrance door, a preparation for airconditioning, electronic blinds in the bedrooms, an intercom and camera system, and a gas boiler room in the building. The facade and the roof is insulated. The price includes a **cellar**. There is an option to **buy a garage parking spaces at an 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 the Václav Havel Airport Prague by car and public transport, with a tram stop just a few steps from the building.

Floor area 88.61 m<sup>2</sup>, balcony 13.23 m<sup>2</sup>, cellar 1.28 m<sup>2</sup>.

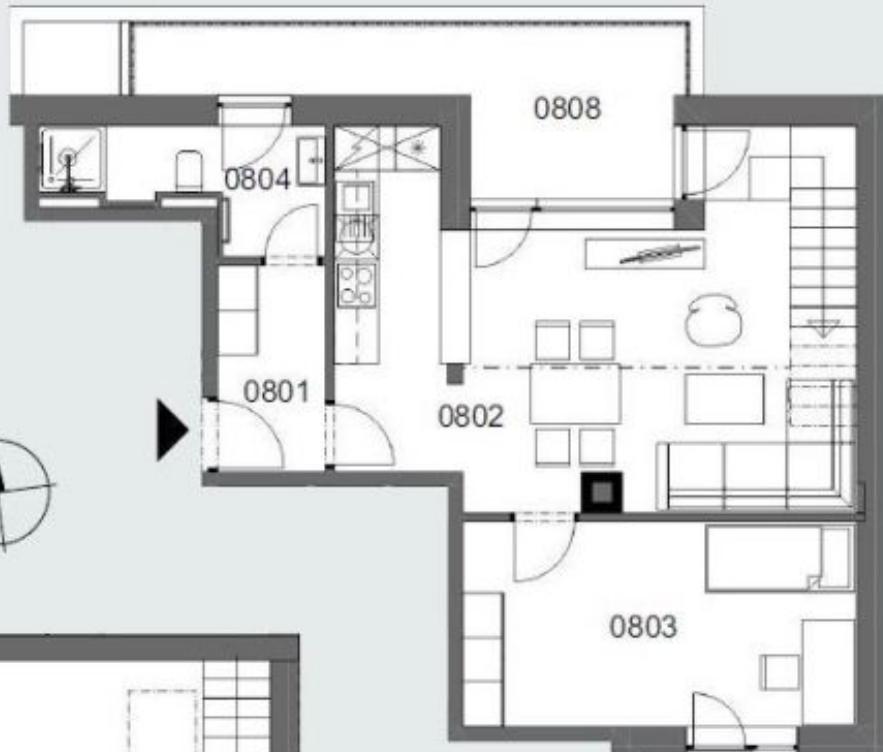


## Apartment Two-bedroom (3+kk)

Sold

89 m<sup>2</sup>, Prague 6, Břevnov, Bělohorská

3.NP



4.NP



### PLOCHY

0801 PŘEDSÍŇ	4,27m <sup>2</sup>
0802 OBYTNÁ KUCHYNĚ	31,42m <sup>2</sup>
0803 POKOJ	15,18m <sup>2</sup>
0804 KOUPELNA, WC	5,34m <sup>2</sup>
0805 GALERIE	8,72m <sup>2</sup>
0806 LOŽNICE	15,42m <sup>2</sup>
0807 KOUPELNA, WC	8,26m <sup>2</sup>
CELKEM	88,61m <sup>2</sup>
0808 BALKÓN	13,23m <sup>2</sup>
0800 SKLÍPEK	1,28m <sup>2</sup>