



Apartment Studio (1+kk)

36.2 m², Prague 6, Břevnov, Patočkova

Sold





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Total area	40 m²
Floor area*	36 m²
Loggia	4 m²
Parking	-
Cellar	3 m²
PENB	B
Reference number	102823

This wheelchair-accessible and fully furnished studio apartment with a loggia is located on the 2nd floor of a modern apartment building in Prague 6 - Břevnov near the monastery garden, within easy reach of everything you need.

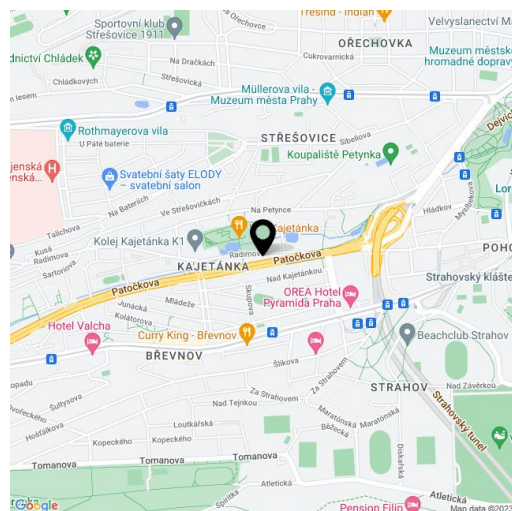
The unit **approved as semi-residential** consists of a living room with a kitchen and access to the **loggia**, a bathroom with a shower, a toilet, and an entrance hall.

The building was completed in 2016. Floors are **wooden**, the bathroom has electrically **heated tiles**. Large triple-glazed **Euro windows** with **noise insulation** and **interior blinds** let in plenty of light. The loggia is **glazed**. The purchase price includes **all the interior fittings** including appliances (glass ceramic hob, fridge, dishwasher, microwave oven, capsule coffee maker). The unit comes with **a cellar**.

There are cafes, restaurants, and shops in the immediate vicinity, as well as a health clinic with a pharmacy. You can take a bus from the bus stop almost next to the building to the Nemocnice Motol or Dejvická metro stations. There is also a tram stop with fast connections to the city center within walking distance. By car, you can immediately get to the Blanka tunnel complex and easily drive to the Prague Ring Road. The location is very pleasant thanks to **numerous parks** and the extensive **Břevnov monastery garden**. You can also reach **Prague Castle** on foot.

Floor area 36.2 m², loggia 3.6 m², cellar 3.1 m². The unit is approved as semi-residential and is subject to special legal conditions.

* 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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