



Apartment Five-bedroom (6+1)

€ 1 133 144 | CZK 28 000 000

231.16 m², Prague 6, Břevnov, Závěrka





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Total area	241 m²
Floor area*	231 m²
Balcony	10 m²
Parking	Garage parking
Garage	Yes
Cellar	-
Service price	6 474 CZK monthly
PENB	G
Reference number	103907

This incredibly spacious duplex apartment with a practical layout, a sauna, south-facing balconies, impressive views of the Prague skyline, access to a private garden, and a garage parking space is located on the top floors of a historic apartment building with a new elevator. In a quiet area in Prague 6 - Břevnov, near Prague Castle, Ladronka Park, and prestigious schools.

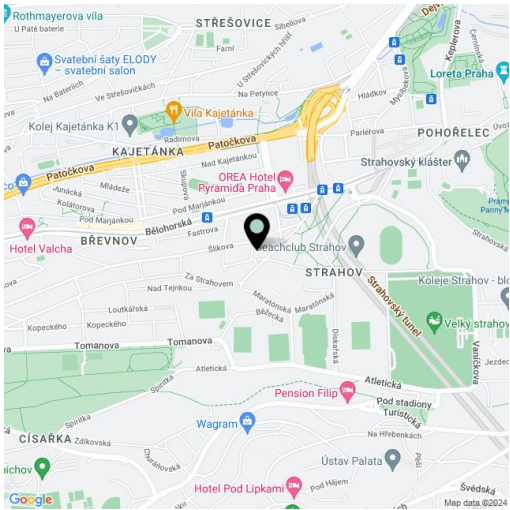
On the entrance level (3rd floor of the building) is a large living room with a fireplace and a sunny balcony facing the courtyard with a garden. The living room is connected to the kitchen with a pantry, and there is also a master bedroom with an en-suite bathroom (shower), another 2 bedrooms, a second bathroom (bathtub, sauna), and an entrance hall. In the attic is a bedroom with a dressing room, another room, a bathroom (shower), and a large closet. The windows of the apartment offer nice views of the city, including Prague Castle.

Floors are wooden and the entrance door is security. In addition to the closet and wardrobe, plenty of storage space is provided by a number of built-in wardrobes. Heating is by a gas boiler. The purchase price includes a garage parking space in the opposite building, and residents have access to a common garden in the courtyard.

This nice place provides everything you need for comfortable family living. In the vicinity, there are state and private kindergartens and elementary schools as well as the J. Kepler high school, cafes, restaurants, shops, and sports fields. Ladronka Park is a few steps away and you can walk to the Břevnov Monastery Garden, the Great Strahov Garden, and the adjoining Petřín Garden. A quick connection to the city center is provided by trams from a nearby stop, and by car you can quickly connect to a tunnel complex or drive to the airport.

The apartment is rented for an indefinite period.

Floor area 213.16 m², balconies total 9.71 m² (7.29 m², 2.04 m², 0.38 m²).



* 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.

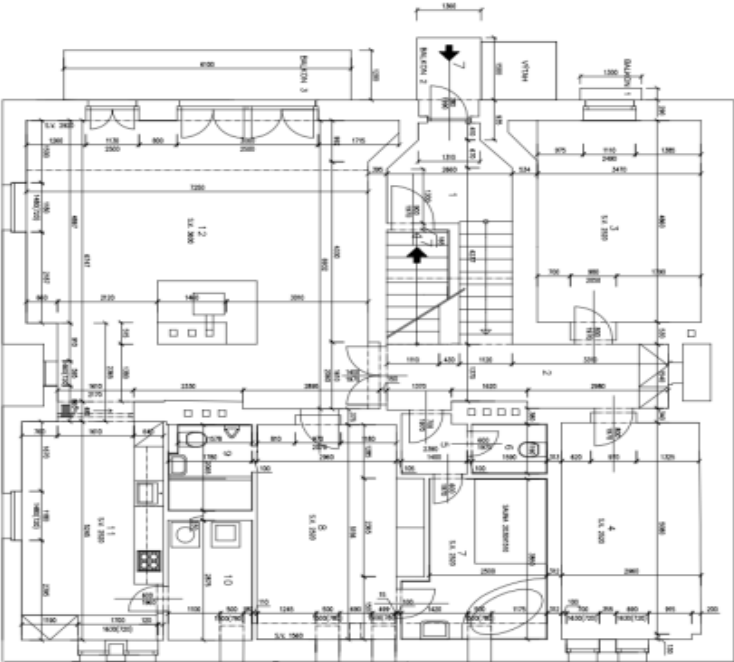


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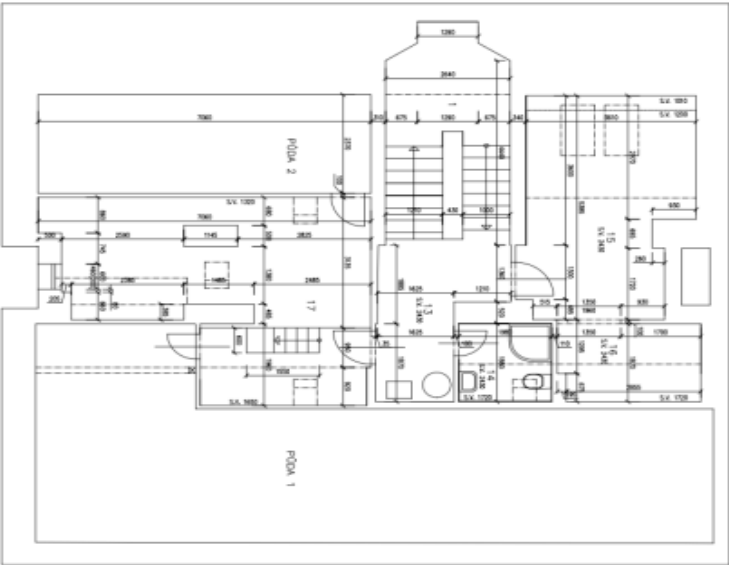
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PODLAŽNÁ PLOCHA BRU C.7 – 1.ÁRDEŇ 175.63m²



PODLAŽNÁ PLOCHA BRU C.7 – 2.ÁRDEŇ 65.24m²



LEŽENIA MESTNOSTI (PLOCHY BEZ ZD)		
Č.Ú.	WIDENOST	ÚČETN. m²
1	SPRÁVNE	10.11
2	CHODBA	8.05
3	KUCHYŇ	11.20
4	POBYTOVÁ	18.39
5	POBYTOVÁ	18.39
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4.-5.ÁRDEŇ – BYT C.7
ZÁVĚRKA 399/71, PRAGA 6-BŘEVOV
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