



Apartment One-bedroom (2+1)

€ 401 457 | CZK 9 920 000

62.4 m², Prague 6, Břevnov, Šlikova





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Total area	62 m²
Garden	64 m²
Parking	-
Cellar	2 m²
PENB	E
Reference number	43823

We exclusively offer for sale this elegant, airy, high-standard apartment that is part of the Šlikova 16 boutique residence, an apartment building from the beginning of the 20th century that is currently being completely reconstructed. It is located on a side street in a beautiful part of Prague 6 in Břevnov, in the immediate vicinity of the Tejnka historical monument zone and within walking distance of Prague Castle or Petřín Hill.

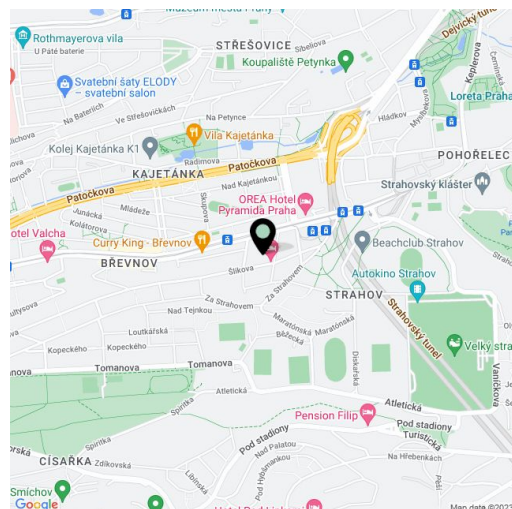
The area of the apartment on the 1st underground floor consists of a kitchen with a dining room, a living area, a bedroom, a bathroom (with a bathtub and toilet), and a foyer. Living area and bedroom have access to the **terrace** facing a **quiet courtyard** and connected to a **garden**.

The **high-standard** facilities include herringbone pattern **oak parquet floors**, designer **WOW hexagon tiles**, brand-name sanitary ware, security wooden panel entrance doors, double-wing panel interior doors to the living room, and full rebateless doors to the bedroom and bathroom, all with **brass handles** and **magnetic locks**. Windows are wooden with insulated triple-glazed panes, and the surface of the terrace is made of **larch wood**. The building with elegant common areas has a modern elevator and a **refurbished stone staircase**, while a video intercom contributes to comfort and safety. The apartment comes with a **storage room** on the floor.

This great location in Prague 6 is easily accessible by public transport and by car. There are plenty of cafes and restaurants, a supermarket and farm produce shops are in the immediate vicinity, and numerous sports fields are within easy reach. **Ladronka Park**, **Velká Strahovská Garden**, the **Petřín Gardens**, or the **Hvězda game reserve** are all nearby. The ride to the city center takes about 15 minutes by tram from the nearby stop, it's possible to reach the Hradčanská metro station in less than 10 minutes, and you can quickly reach the airport by car as well as drive through a tunnel complex or exit the metropolis via the Prague Ring Road.

Floor area 62.6 m², terrace and garden 64 m², storage room 1,5 m².

For more information, please visit the project website www.slikova16.cz.



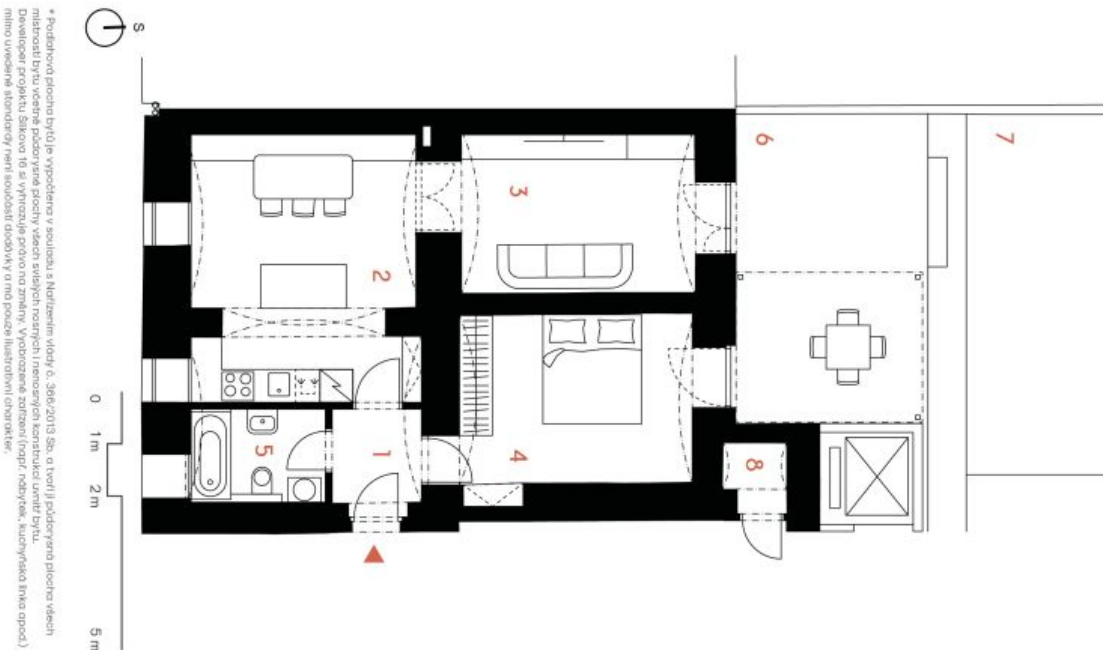
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



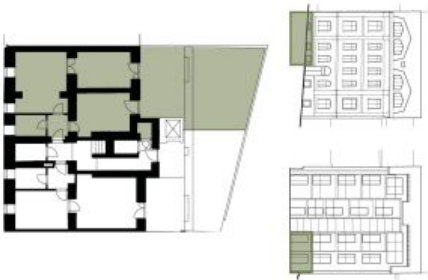
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* Prodaná plocha bytu je vypočtena v souladu s Nariadením vlády č. 396/2013 Sb. a tvoří ji podlahová plocha všech místností, které jsou součástí bytu, včetně terasy, lodžie, balkonů, vchodové a chodby (prostor, který má právo užívání, ale není součástí bytu). Plocha bytu je vypočtena podle výkresu, který je součástí projektu. Vybavení bytu je uvedeno v příloze. Vybavení bytu je uvedeno v příloze. Vybavení bytu je uvedeno v příloze.



ŠLIKOVÁ 16

Byt č. 1
3+kk | 1. PP

1	Chodba	3,0 m²
2	Kuchyň s jídelnou	20,0 m²
3	Obývací pokoj	13,7 m²
4	Pokoj	14,8 m²
5	Koupelna s WC	4,2 m²

Užitná plocha 55,7 m²
Podlahová plocha* 62,6 m²

6	Terasa	19,9 m²
7	Zahrada	44,1 m²
8	Komora	1,5 m²

Celková plocha 128,1 m²

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