



Apartment Two-bedroom (3+1)

88.6 m², Praha 6, Břevnov, Závěrka

Sold





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Total area	93 m ²
Floor area*	89 m ²
Balcony	5 m ²
Parking	-
Cellar	-
Service price	2 759 CZK monthly
PENB	E
Reference number	103905

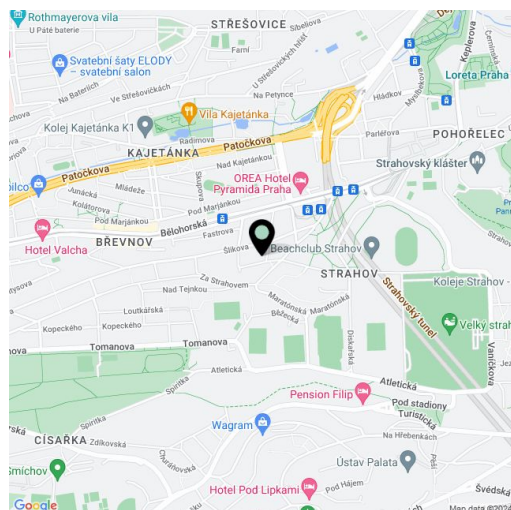
This bright apartment with a balcony and wonderful views of a garden is located on the 1st floor of a well-maintained historic apartment building with a new elevator, on a quiet street in a picturesque part of Prague 6, Břevnov, near Ladronka Park and Břevnov's main Bělohorská Avenue, lined with cafes, shops, and restaurants.

The practical layout offers a living room with a **sunny balcony** facing the courtyard, a kitchen with a dining area, 2 bedrooms, a bathroom (with a shower and toilet), a separate toilet, and an entrance hall. The windows of one bedroom face the courtyard, and the other the street.

Wooden floors give the apartment a cozy feel, while **large south-facing windows** let in plenty of daylight. The entrance door is security; heating is provided by a gas boiler. The kitchen is equipped with built-in appliances, including a dishwasher (45 cm) and an induction hob. Residents of the building can use the **landscaped common garden** in the courtyard.

A pleasant place on a **quiet street in the Tejnka city heritage zone**, close to a tram stop offering quick connections to the city center. A 10-minute walk from **Prague Castle**, close to **Ladronka Park**, the **Great Strahov Garden**, and the adjoining **Petřín Gardens**. Another advantage is its quick access to the airport and the proximity of several prestigious schools.

Floor area 88.6 m², balcony 4.84 m².



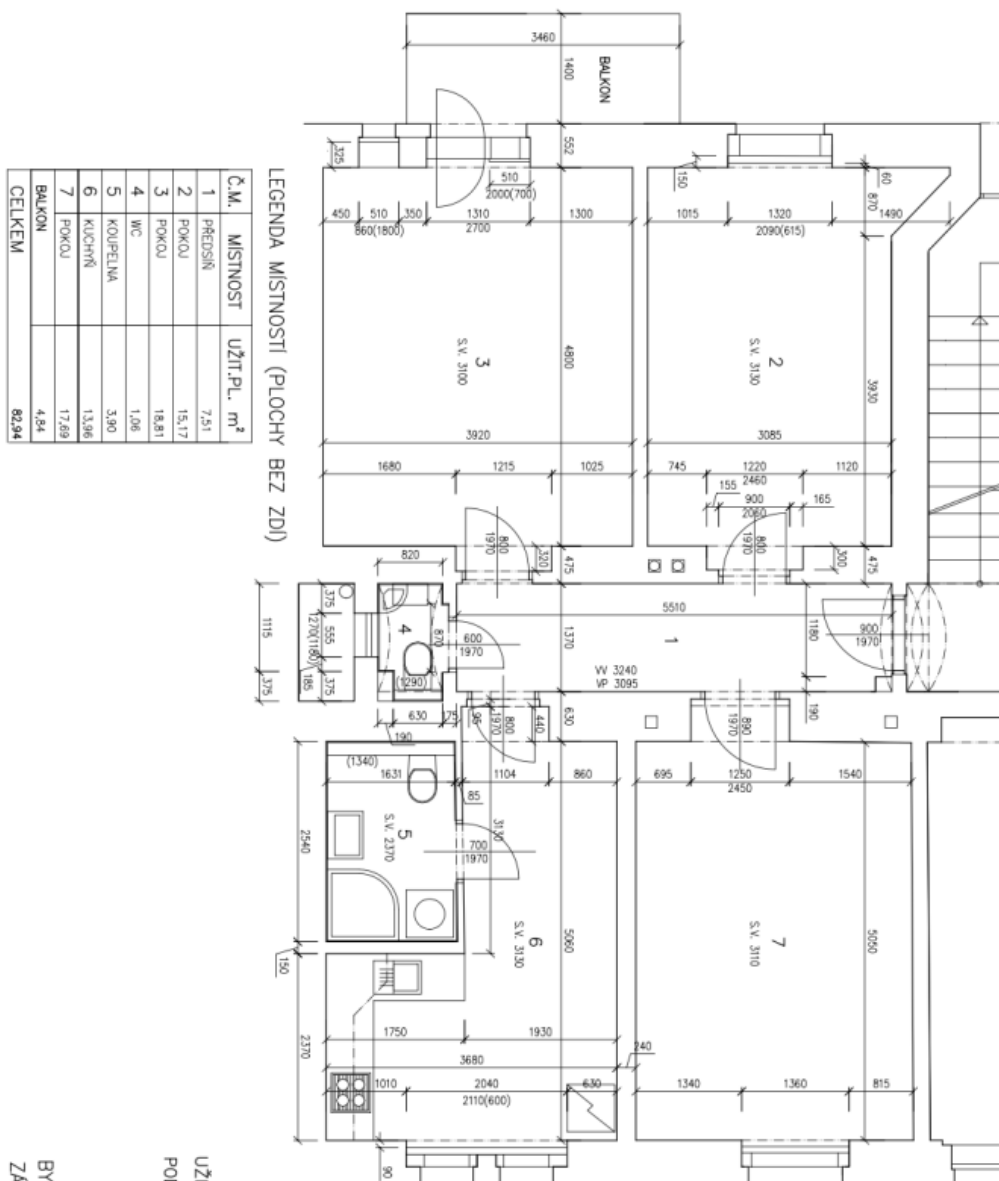
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Č.M.	MISTNOST	UŽIT.PL. m ²
1	PŘEDSÍŇ	7,51
2	POKOU	15,17
3	POKOU	18,81
4	WC	1,06
5	KOUPELNA	3,90
6	KUCHYŇ	13,96
7	POKOU	17,69
BALKON		4,54
CELKEM		82,94

UŽITNÁ PLOCHA BYTU 82,94m²
PODLAHOVÁ PLOCHA BYTU 88,62m²

BYT Č.4 – 2.NP
ZÁVĚRKA 399/7, PRAHA 6–BŘEŇNOV
M 1:50
A3