



Apartment Two-bedroom (3+1)

€ 534 548 | CZK 13 500 000

88.6 m², Prague 6, Břevnov, Závěrka





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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

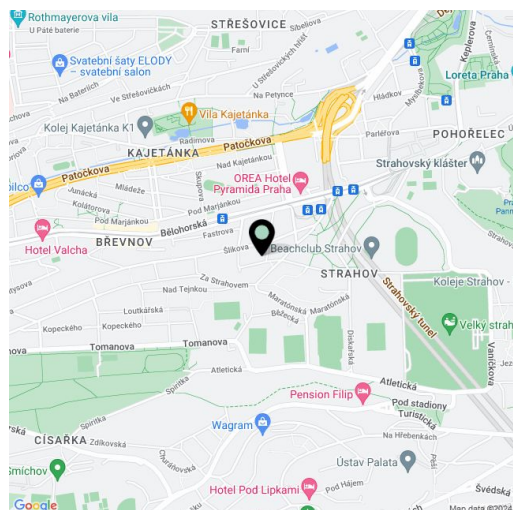
This bright apartment with a balcony and wonderful views of a garden is located on the 1st floor of a well-maintained historic apartment building with a new elevator, on a quiet street in a picturesque part of Prague 6, Břevnov, near Ladronka Park and Břevnov's main Bělohorská Avenue, lined with cafes,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

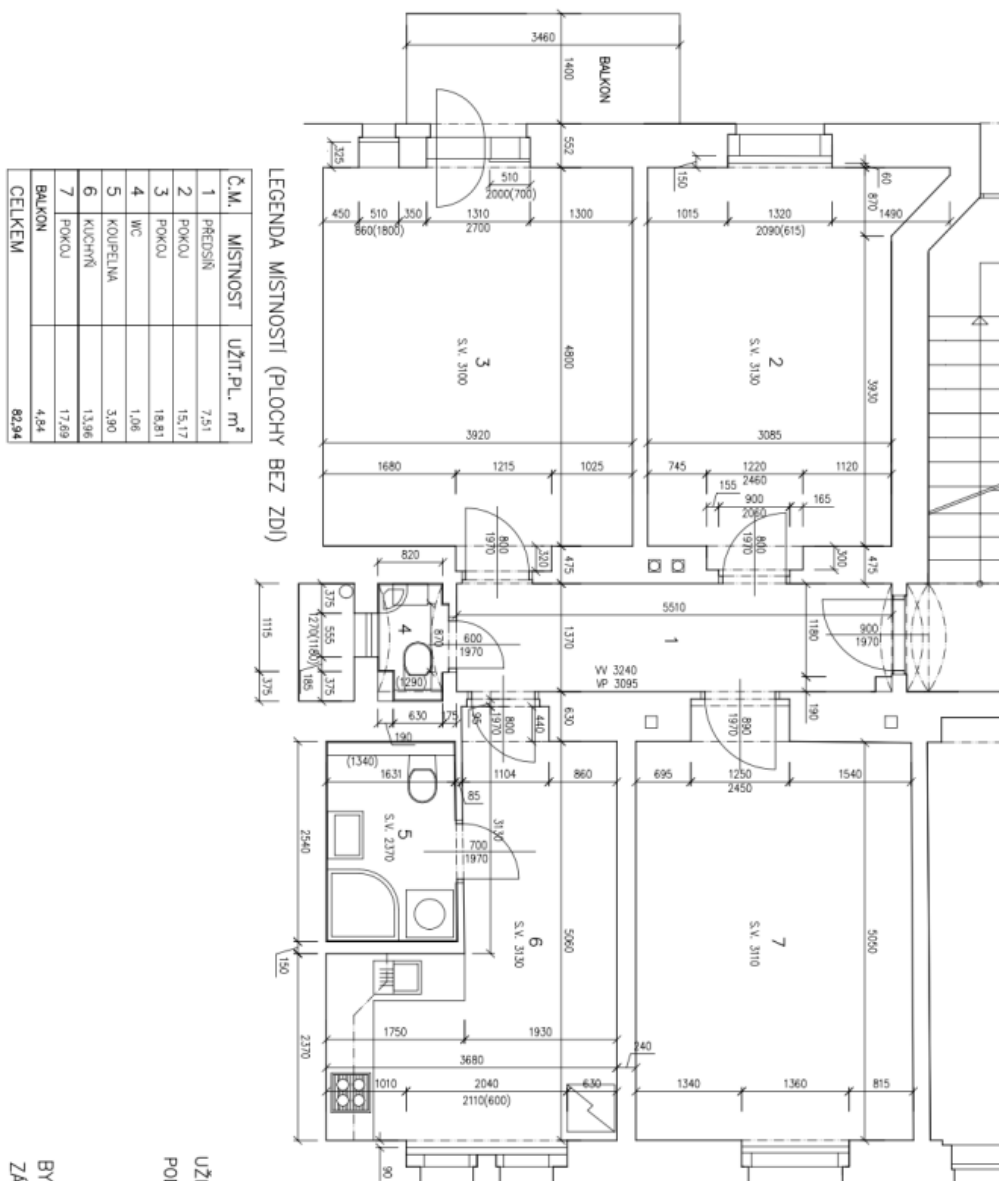


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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

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