



## Apartment Two-bedroom (3+kk)

€ 542 467 | CZK 13 700 000

89.5 m<sup>2</sup>, Prague 6, Břevnov, Závěrka





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Total area	90 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 772 CZK monthly
PENB	E
Reference number	103906

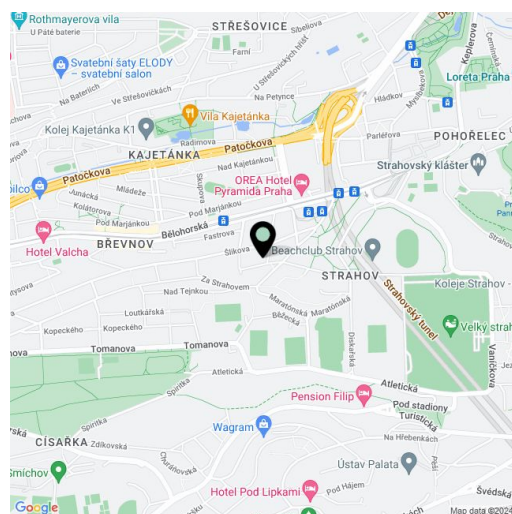
This completely renovated, sunny apartment is located on the 2nd floor of a well-maintained historic apartment building with a common garden in a nice part of Prague 6 - Břevnov, near Ladronka Park and Bělohorská Street, surrounded by cafes, restaurants, and shops.

The layout consists of a living room with an adjoining kitchen and pantry, 2 bedrooms, a bathroom (with a shower and toilet), a separate toilet, and an entrance hall.

The apartment has been renovated and has new Euro windows and laminate floors. There are built-in wardrobes in one bedroom and the entrance hall; the kitchen is equipped with built-in appliances including a dishwasher and an induction hob. Heating is provided by a gas boiler. The building is nicely maintained, partially renovated, and has a new elevator. A nicely landscaped garden is available to residents.

The historic apartment building is located in the heritage-protected Tejnka zone, just a 10-minute walk from Prague Castle. All amenities are within easy reach, and public and private schools, including the J. Kepler High School, are within walking distance. An excellent connection to the city center is provided by trams from a nearby stop, and the airport is also easily accessible. You can quickly connect to a tunnel complex by car.

Floor area 89.5 m<sup>2</sup>.

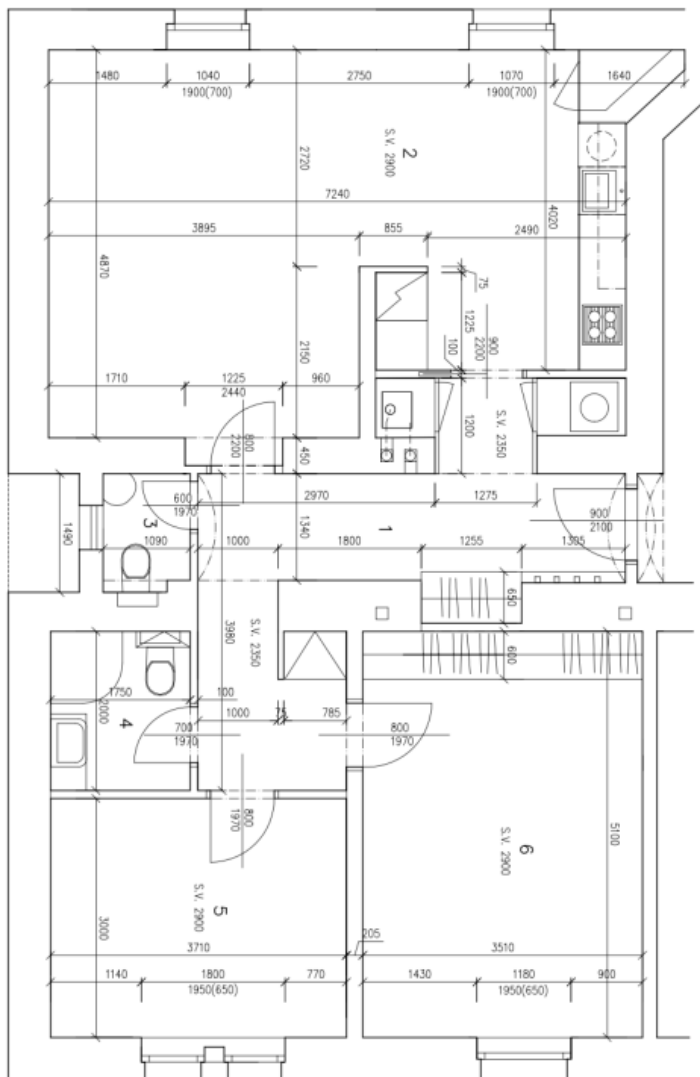


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## LEGENDA MÍSTNOSTI (PLOCHY BEZ ZDÍ)

Č.M.	MÍSTNOST	UŽIT.P.L. m <sup>2</sup>
1	PŘEDSÍŇ	15,11
2	OBYTNÁ KUCHIŇ	37,54
3	WC	1,98
4	KOUPELNA	3,50
5	POKOUJ	11,13
6	LOŽNICE	17,90
CELKEM		81,76

UŽITNÁ PLOCHA BYTU 81,76m<sup>2</sup>  
 PODLAHOVÁ PLOCHA BYTU 89,53m<sup>2</sup>

BYT Č.6 – 3:NP  
 ZÁVĚRKA 399/7, PRAHA 6–BŘEVNOV  
 M 1:50  
 A3