



Apartment Five-bedroom (6+1)

231.16 m², Prague 6, Břevnov, Závěrka

€ 1 133 144 | CZK 28 000 000





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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.

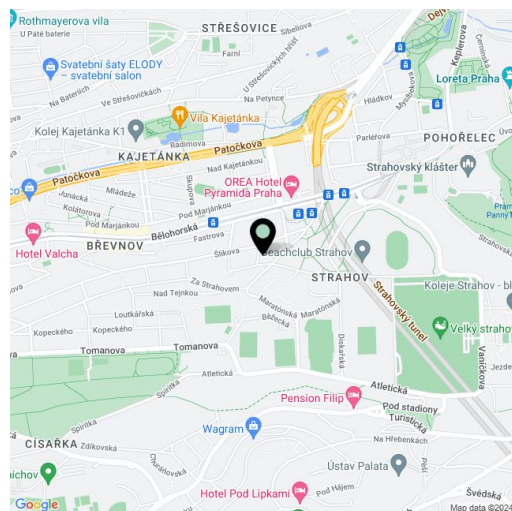
On the entrance level (3rd floor of the building) is a large living room with a **fireplace** and a **sunny balcony** facing the courtyard with a **garden**. The living room is connected to the kitchen with a pantry, and there is also a master bedroom with an en-suite bathroom (shower), another 2 bedrooms, 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 **Petrín 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.

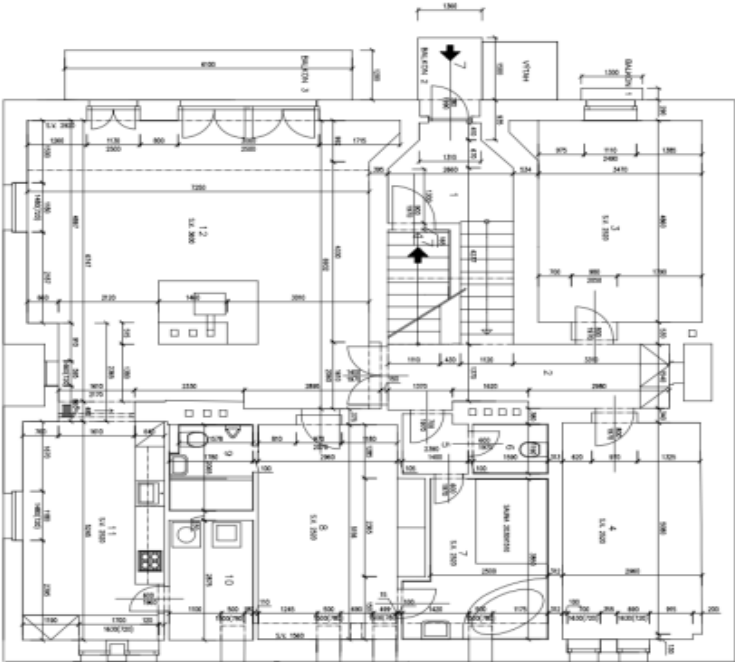


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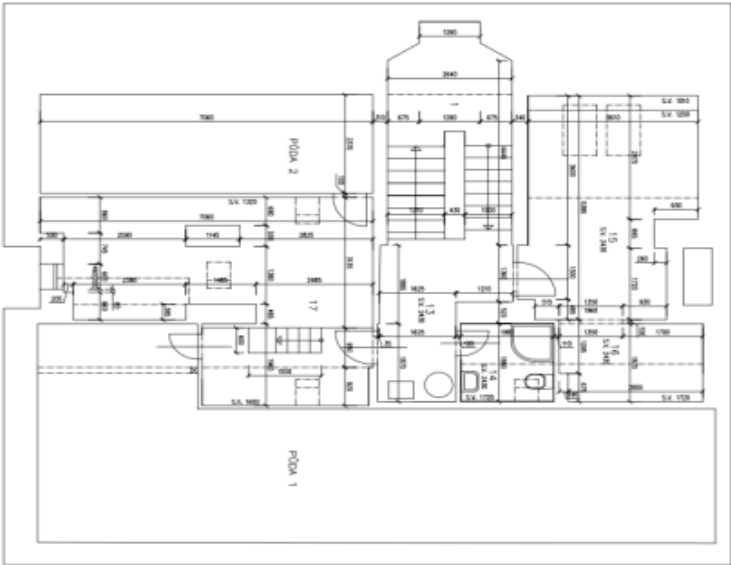
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PODLAŽNÁ PLOCHA BRU C.7 – 1.ÁRDEŇ 175.63m²



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



LEŽENIA MESTNOSTI (PLOCHY BEZ ZD)		
Č.Ú.	WZMEST	ÚDR.Á. m²
1	SVETLOST	10.11
2	CHODBA	8.05
3	PRÁDZ	11.20
4	PRÁDZ	10.20
5	PRÁDZ	10.20
6	PRÁDZ	10.20
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100	PRÁDZ	10.20

4-5AP – BYT C.7
ZÁVĚRKA 399/71, PRÁDZ 6-BŘEŇOV
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