



## Apartment Three-bedroom (4+kk)

€ 808 330 | CZK 19 990 000

109 m<sup>2</sup>, Prague 6, Břevnov, Běžecká





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Total area	122 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	900 000 CZK
Cellar	12 m <sup>2</sup>
Service price	9 262 CZK monthly
PENB	B
Reference number	103927

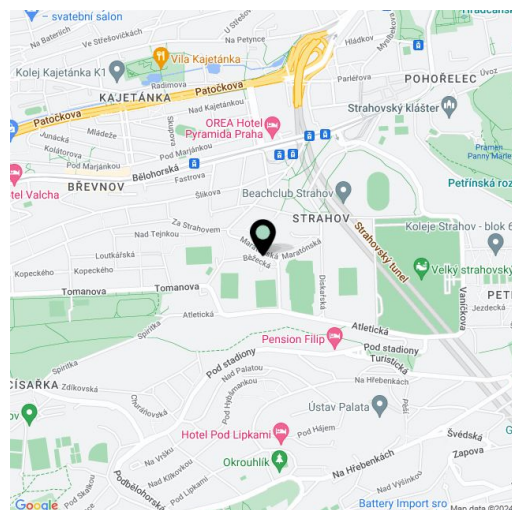
This modern apartment with air-conditioning, 2 bathrooms, and a west-facing terrace is located on the ground and 1st floors of a residence nestled in a quiet green area near the Strahov sports facilities and Ladronka Park.

On the entry level is a hallway, and one level up is the main living area of the apartment, which consists of a living room with an open plan kitchen, dining area, and access to the terrace, a master bedroom with an en-suite bathroom (shower, toilet), a second bedroom, a bathroom (shower), and a separate toilet.

The building, designed by the **4A architectural studio** with balconies and galleries reminiscent of a stadium's stands, was completed in 2005, and the apartment was renovated around 2020. Amenities include **air-conditioning, wooden floors**, plenty of built-in closets and additional **storage space** (including on the terrace), a complete kitchen, interior blinds and shutters, **electrically controlled exterior blinds, insect screens, and heated floors in the bathrooms**. Central heating. The purchase price includes a cellar. It is possible to purchase a covered outdoor **parking space**.

This pleasant living environment is primarily thanks to **plenty of greenery** and good transportation connections. A bus stop that goes to the Anděl and Dejvická metro stations is located nearby, and a tram stop is a 10-minute walk away. The area offers a rich range of amenities, including numerous **sports and recreational facilities**. The popular **Ladronka Park** and **Prague Castle** are within walking distance, and the **airport** and several **international schools** are also within easy reach.

Floor area 108.8 m<sup>2</sup>, balcony 13 m<sup>2</sup>, cellar 11,8 m<sup>2</sup>



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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