



Apartment Three-bedroom (4+kk)

€ 791 526 | CZK 19 990 000

109 m², Prague 6, Břevnov, Běžecká





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Total area	122 m ²
Floor area*	109 m ²
Balcony	13 m ²
Parking	Covered outdoor parking space at extra cost
Cellar	12 m ²
Service price	6 000 CZK monthly
PENB	B
Reference number	103927

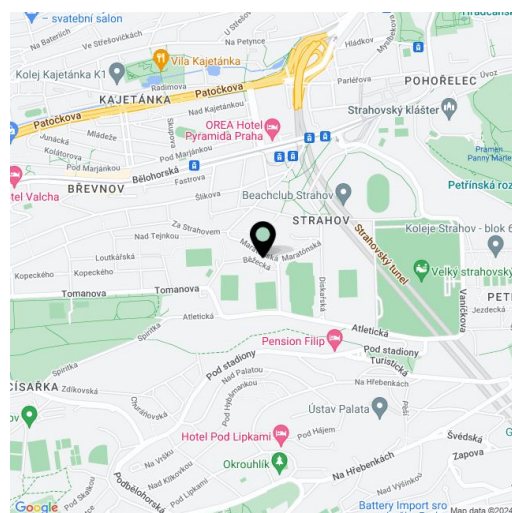
This modern apartment with air-conditioning, 2 bathrooms, and a west-facing terrace is located on the ground and 1st floors of a residence nestled in a quiet green area near the Strahov sports facilities and Ladronka Park.

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. **If necessary, the layout can be changed back to the original 3-bedroom through slight construction modification.** The apartment is currently listed as a 2-bedroom.

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 m², balcony 13 m², cellar 11.8 m²



* 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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