



## Apartment Two-bedroom (3+kk)

€ 1 703 | CZK 43 000

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





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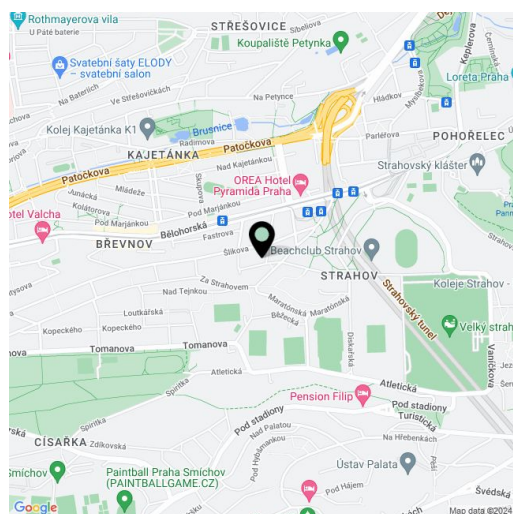
136 m<sup>2</sup>, Prague 6, Břevnov, Závěrka

Total area	172 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	36 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and water: CZK 3,000. Electricity and gas are billed separately.
PENB	C
Reference number	105168
Available from	01.08.2024

Benefiting from 4 terraces and far-reaching views including the St. Vitus Cathedral, this furnished apartment on the 4th floor of a residential building with an elevator and a shared courtyard garden. Located in a quiet Prague 6 neighborhood just minutes from a tram stop, a short walk to the Prague Castle, and within easy reach of Ladronka Park, the airport, and numerous international schools. Full amenities are available within walking distance incl. numerous restaurants, cafes, shops, and sports and cultural venues, as well as quick access to the Hradčanská and Malostranská metro stations (five tram stops away).

The interior features a living room with a fully fitted open plan kitchen, a dining area, and access to **three terraces**, a master bedroom with a **terrace**, built-in wardrobes, and an en-suite bathroom (bathtub, walk-in shower, toilet), a bedroom with a **terrace** and built-in wardrobes, a family bathroom (walk-in shower, toilet), utility area, a guest toilet, and an entrance hall with built-in wardrobes.

**Air-conditioning, hardwood parquet floors**, tiles, gas boiler, dishwasher, induction stove top, microwave oven, alarm, **cellar**. A **garage parking** space is included.



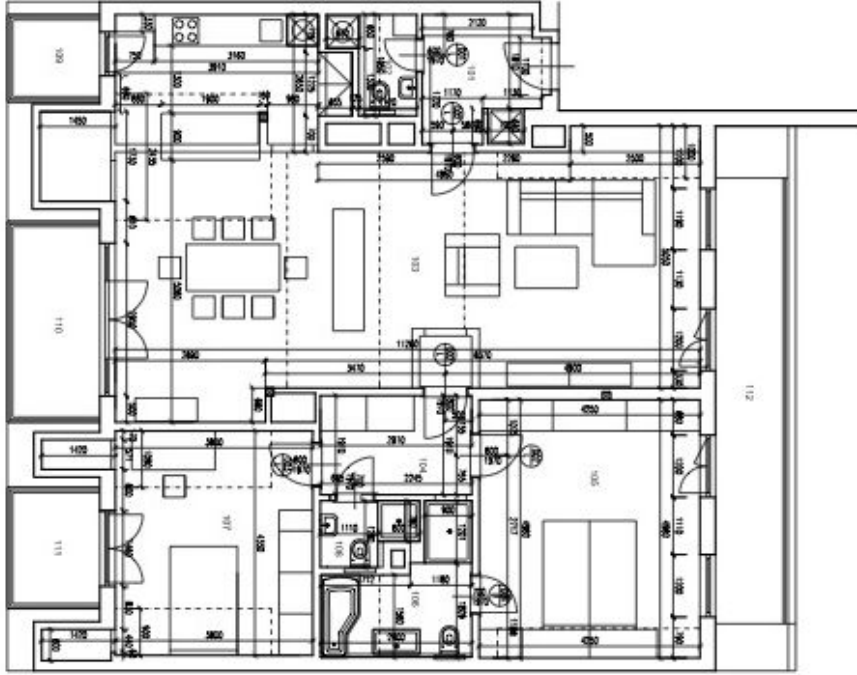
\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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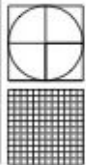


Tabulka místností

№	Název místnosti	№	Typ místnosti	Podlahová plocha (m <sup>2</sup> )	Objem (m <sup>3</sup> )	2. podlaží - Prostor
01	Byt	136	Byt	136,00	2720,00	
02	Obývací pokoj	136.1	Obývací pokoj	34,00	680,00	
03	Kuchyň	136.2	Kuchyň	8,00	160,00	
04	Ložnice	136.3	Ložnice	12,00	240,00	
05	Ložnice	136.4	Ložnice	12,00	240,00	
06	Koupelna	136.5	Koupelna	4,00	80,00	
07	WC	136.6	WC	1,00	20,00	
08	Prádlna	136.7	Prádlna	1,00	20,00	
09	Chodba	136.8	Chodba	2,00	40,00	
10	Skříň	136.9	Skříň	1,00	20,00	
11	Skříň	136.10	Skříň	1,00	20,00	
12	Skříň	136.11	Skříň	1,00	20,00	

## VARIANTA 2

S. A. S. K.



BRNO ARCHITECT - ING. ARCH. JIŘÍ ŠTĚPÁNEK

Stavební úpravy bytové jednotky  
Závěrka 12 Praha 6 Břevnov

Pudonys - navrhovaný stav

Číslo	Název	Podpis	Podpis
1	Stavebník		
2	Projektant		
3	Stavební úřad		