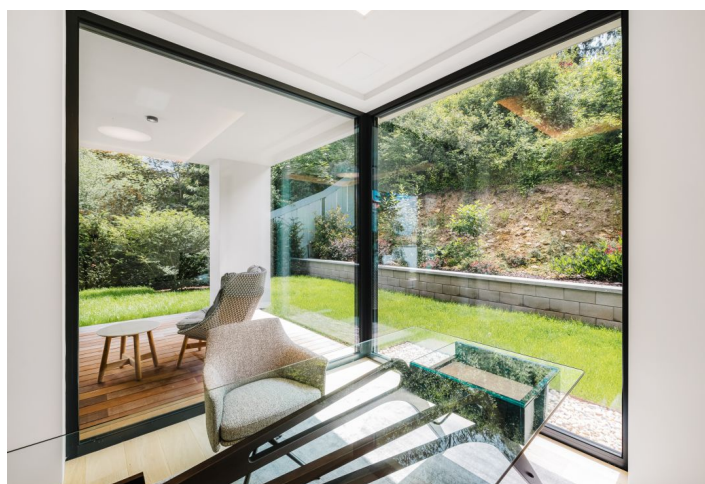




Apartment Five-bedroom (6+1)

252.07 m², Praha 6, Břevnov, Za Strahovem

€ 2 965 599 | CZK 75 000 000





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€ 2 965 599 | CZK 75 000 000

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Total area	308 m²
Floor area*	252 m²
Terrace	56 m²
Garden	364 m²
Parking	3 garage parking spaces
Garage	Yes
Cellar	39 m²
PENB	C
Reference number	105479

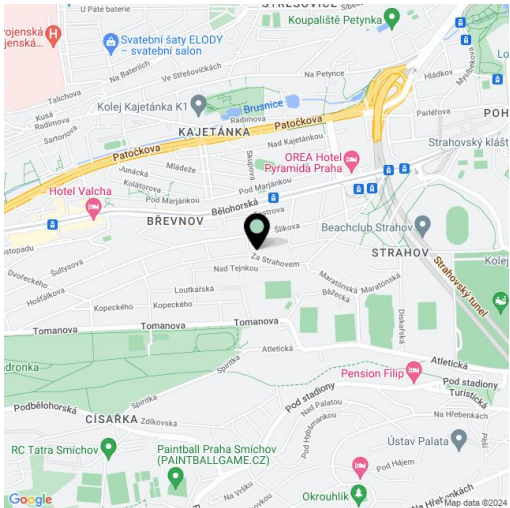
This premium apartment with 4 air-conditioned bedrooms, 2 terraces, and a private garden is part of a beautiful modern new building. The three-story Villa STRAHOV offers its residents a high standard of living in a lucrative area on the border between Hradčany, Střešovice, and Břevnov.

The 252 m² apartment is spread out over the entire first floor. It consists of a living room with a built-in **gas fireplace**, a kitchen with a dining room, a master bedroom with a **walk-in wardrobe** and **en-suite bathroom**, 3 additional bedrooms, 2 bathrooms, a separate toilet, and a utility room. It includes a large garden providing maximum privacy, **2 terraces** and a **bioclimatic pergola**, **3 underground parking spaces** with the possibility of charging **electric cars**, and 2 cellars.

Modern and timeless materials were used in the construction of the residence. The tastefully furnished interior is dominated by **wooden floors**, large-format **aluminum windows**, clean lines, and glass surfaces. The generously designed kitchen from a renowned studio is equipped with **Miele** brand appliances, practical storage spaces, including the walk-in wardrobe, were realized by the **Poliform** leading Italian brand, and the en-suite bathrooms are equipped with high-quality brand-name sanitary ware. User comfort is ensured by **air-conditioners** in the bedrooms, electrically controlled **exterior blinds**, and the above-standard **ceiling height of 2.9 meters** with illuminated false ceilings. Heating is by a gas boiler with a storage tank, and thanks to the **recovery** system there are no unnecessary heat losses. The garden has an **irrigation system**.

Villa STRAHOV is located a few minutes' walk from the **Ladronka** or **Královka** parks, close to **full amenities** including schools, restaurants, cafes, and shops. The city center is easily accessible by tram, from a stop only an 8-minute walk away.

Floor area 252.07 m², terraces 26.51 + 13.43 + 15.86 m², garden 270 m², garden on a slope 94 m², cellar 31.74 + 7.61 m².



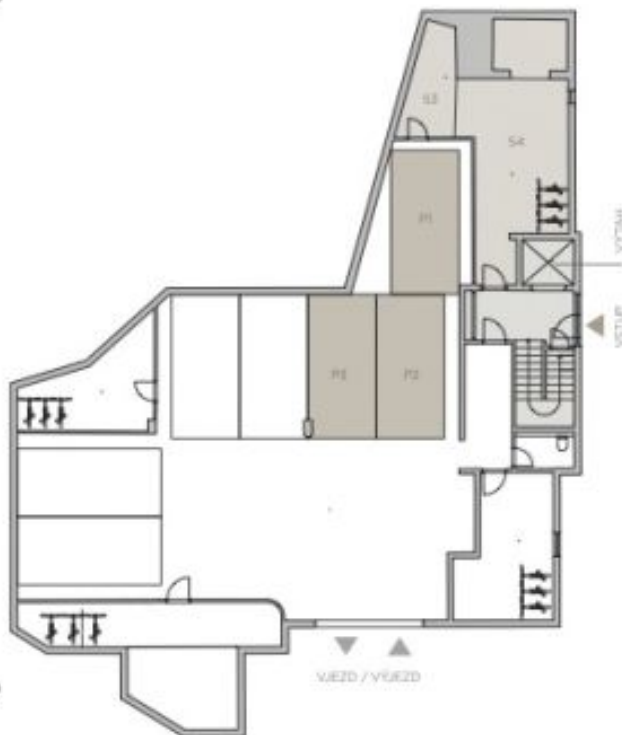
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

252.07 m², Praha 6, Břevnov, Za Strahovem

①



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