



## Apartment Three-bedroom (4+kk)

Sold

134 m<sup>2</sup>, Prague 6, Břevnov, Na Viničce





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Total area	144 m <sup>2</sup>
Floor area*	134 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Parking in on-site garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21053

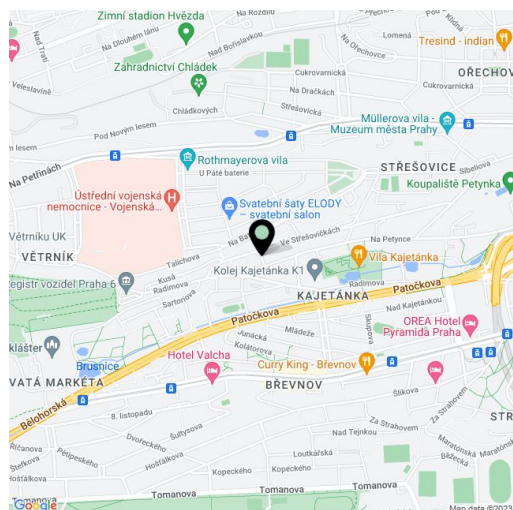
**Sunny, south-east facing apartment with a terrace, 2 balconies and spectacular views of the panorama of Prague, located on the 4th floor of a completely renovated building with an elevator, cellars and parking, in the sought-after area of Prague 6 - Břevnov.**

The interior consists of a corner living room with a **fireplace**, fully fitted kitchen and dining area, 3 bedrooms, 2 bathrooms (one with bathtub, sink, toilet and bidet, the other with shower, sink and toilet), closet / utility room, and a large hall.

Equipped with **preparation for air-conditioning, parquet floors**, large format floor and wall tiles, wooden windows and doors, preparation for outdoor blinds, **security system**, plenty of built-in storage space. **The building is after a complete renovation** including the roof, risers, lift, electricity and gas distribution, facade. The purchase price includes a **cellar and 1 parking space in a separate garage**, additional parking spaces in front of the garage.

One of the most attractive locations in Prague, quiet and boasting plenty of greenery, with all amenities and good connection to the center - 5 minutes to the Hradčanská metro station from the nearby bus stop. Kindergarten and primary school, post office, nemocnice Střešovice hospital, Ladronka Park and Petynka swimming pool - all nearby.

Interior 134 m<sup>2</sup>, terrace 5.5 m<sup>2</sup>, balconies 4 m<sup>2</sup>.



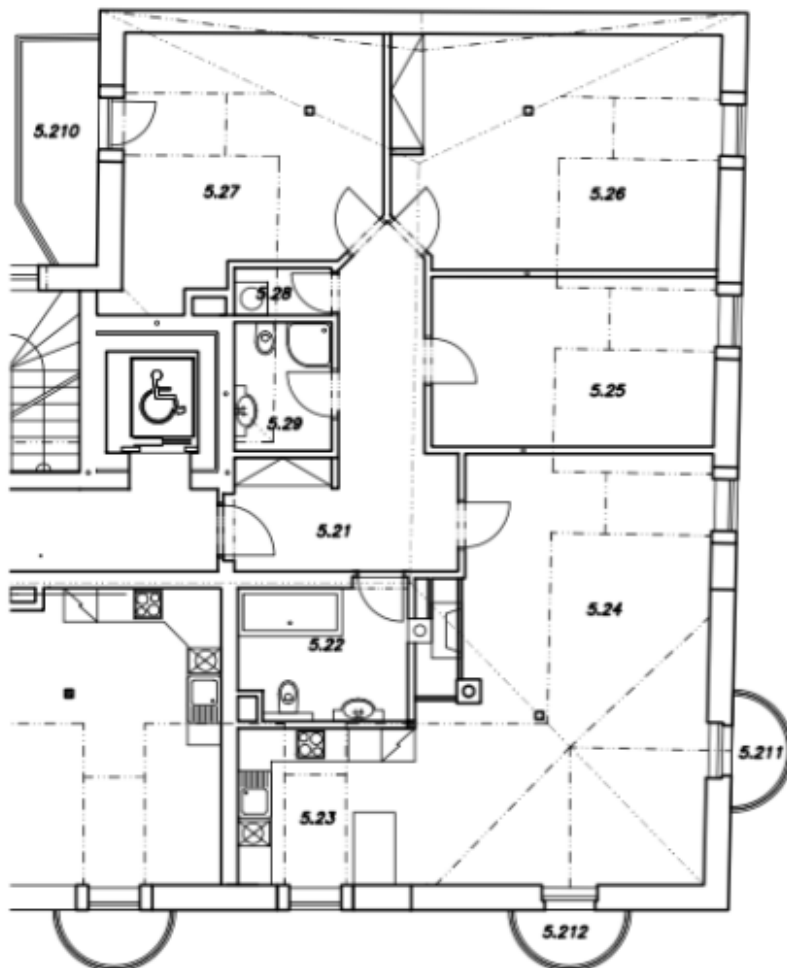
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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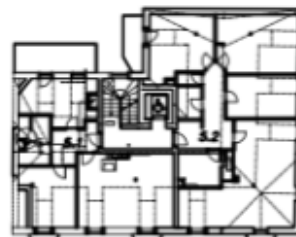


### LEGENDA MÍSTNOSTÍ

5.21	HALA	14,46 m <sup>2</sup>
5.22	KOUPELNA	7,26 m <sup>2</sup>
5.23	KUCHYŇSKÝ KOUT	8,96 m <sup>2</sup>
5.24	OBYVACÍ POKOJ	38,49 m <sup>2</sup>
5.25	POKOJ	15,53 m <sup>2</sup>
5.26	LOŽNICE	24,53 m <sup>2</sup>
5.27	POKOJ	20,46 m <sup>2</sup>
5.28	KOMORA	1,48 m <sup>2</sup>
5.29	KOUPELNA	4,03 m <sup>2</sup>
5.210	BALKON	5,68 m <sup>2</sup>
5.211	BALKONY	2 x 1,73 m <sup>2</sup>
5.212		

144,36 m<sup>2</sup>

### UMÍSTĚNÍ NA 5.NP



M = 1 : 100