



## Apartment Three-bedroom (4+kk)

Sold

92 m<sup>2</sup>, Prague 6, Břevnov, Na Petynce





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Total area	107 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Possibility to rent a garage parking space
Garage	Yes
Cellar	Yes
Service price	4 482 CZK monthly
PENB	G
Reference number	22758

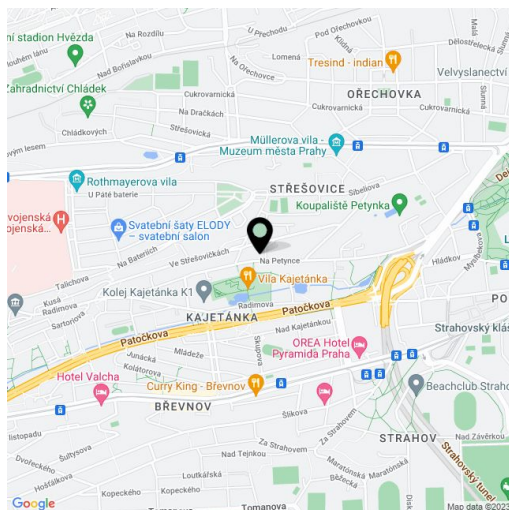
This atypical apartment with a spacious terrace and a beautiful view of the surrounding area is located on the last - 3rd floor of a 19th-century apartment building without a lift. It is situated in the sought-after location of Prague's Břevnov, within walking distance of many parks, Prague Castle and complete civic amenities.

The layout of the apartment offers a spacious living room with a dining area and a kitchen and two entrances to the **south-facing terrace**. Above the living room is a walk-through gallery (40m<sup>2</sup>), which can be used as a storage space, game room, study or relaxation zone. There are also three larger north-facing bedrooms, a bathroom with a bathtub and shower, and two separate powder rooms (toilet, sink).

The apartment is in the **state of white walls** (without final surfaces) with complete bathrooms and powder rooms. The interior includes **new electricity, gas, water and heating**, condensing gas boiler, **wooden euro windows** and **Velux skylights**. Common areas including a **new roof** and **house insulation** are also completely renovated. An extensive cellar unit is included in the **purchase price**.

One of the most popular residential locations with complete services and excellent transport links to the city center. In the vicinity, one can find Kajetánka Park, Břevnov Monastery, Dlačov Cinema and the Petynka swimming pool. A public transport stop is just 5 minutes from the building on foot. The street is without parking zones. **There is a possibility of renting a garage parking space near the house.**

Interior 92 m<sup>2</sup>, terrace about 15 m<sup>2</sup>, cellar 10 m<sup>2</sup>. The gallery (40 m<sup>2</sup>) is not counted in the floor area because of the reduced ceiling.



\* 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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