



## Apartment Three-bedroom (4+kk)

Ask for price

200 m<sup>2</sup>, Prague 6, Břevnov





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Total area	222 m <sup>2</sup>
Floor area*	200 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	Possibility to buy a garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	25134

\* 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.

**Sale of a 3-bedroom flat with a terrace, part of the exclusive, newly emerging, enclosed complex with reception services, impressive lobby, underground parking and a large shared garden. The residence will be located in a sought after part of old Břevnov, only steps from the popular Ladronka Park.** Completion is scheduled for Q3 2017, move-in ready Q4 2017/Q1 2018.

The interior will feature a living room with preparation for kitchen and balcony access, master bedroom with en-suite bathroom, 2 childrens' bedrooms, shared bathroom, separate toilet / utility room, and a hall. The apartment will be finished to a **high standard** that will include **solid wood floors**, large-format tiles, quality **large-format wood-aluminum windows** and veneered interior doors of above-standard height.

Possibility to purchase a garage parking space and a cellar at extra cost. The underground garade will only feature a single entrance, all the trafic within the complex will be underground. Therefore, the inner part of the complex with gardens and playgrounds will be very safe, without any disturbing elements.

The residence will be located in an attractive part of old Břevnov, in the vicinity of Ladronka park. The location with unique atmosphere offers quiet family living with many parks and excellent access to downtown Prague, to the French Lyceum or to the Václav Havel airport, both by car and public transport (bus stop with connections to Anděl just in front of the project).

Interior 199.8 m<sup>2</sup>, terrace 21.7 m<sup>2</sup>.