



## Apartment Three-bedroom (4+kk)

Sold

96 m<sup>2</sup>, Prague 6, Břevnov, Kukulova





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Total area	102 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	1 garage and 1 outdoor parking space
Garage	Yes
Cellar	-
Service price	5 784 CZK monthly
PENB	G
Reference number	26843

**Spacious apartment with balcony, air-conditioning located in a private complex with only 14 units and an outdoor swimming pool, sauna, children's playground and summer kitchen, just a few steps from a park and a metro station.**

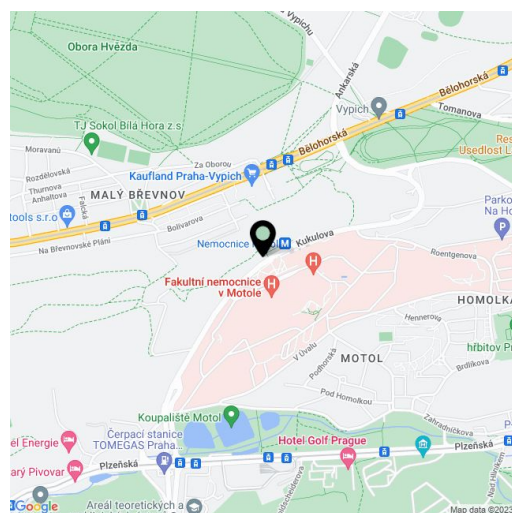
The apartment with windows facing a quiet courtyard and the hillside is located on the 1st floor of the so-called "Viniční dům", which is part of the completely renovated **historic terraced houses**. The apartment is currently undergoing partial reconstruction to a 3 bedroom layout, it is possible to influence its future layout and completion standards. The kitchen is not included in the purchase price. The design of the layout is attached.

The apartment is in very good technical condition. **Floor heating** is part of the apartment with regulation of each room plus **air-conditioning** with possibility of regulation of individual rooms. Purchase price includes one **garage parking space** and reserved parking for guests.

The private area is secured by a camera system. The main entrance is controlled by a remote and the locking of all doors in the building is by one programmable master key. There is also a property manager who takes care of all common spaces. For the residents there is an **outdoor pool** with a relaxing area with sun loungers, a **sauna**, a playground with climbing frames and a sandpit, an outdoor fireplace and covered seating for social meetings, equipped with a summer kitchen with grill and TV.

A few meters from the residence is a bus stop, while the **Nemocnice Motol (line A) metro station** is 5 minutes on foot. Near the residence there is a shopping center and Ladronka Park. The location offers quick transport to the airport and departures from Prague to Pilsen (further to Germany) or to Karlovy Vary. A hospital with an emergency room for adults & children is in close proximity. Nearby is also the swimming pool Motol, Břevnov Monastery and the Star Game Reserve.

Interior 96.9 m<sup>2</sup>, balcony 5.5 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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