



## Apartment Three-bedroom (4+kk)

Sold

100 m<sup>2</sup>, Praha 6, Břevnov, Kukulova





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Total area	100 m <sup>2</sup>
Parking	1 garage and 1 outdoor parking space
Garage	Yes
Cellar	-
Service price	5 801 CZK monthly
PENB	G
Reference number	27456

A one hundred-meter attic apartment with air conditioning and underfloor heating is located in a private complex with just 14 units with an outdoor swimming pool, sauna, children's playground and summer kitchen, just a short walk from the park and the metro station.

The apartment has a skylight and classic windows with a view of a quiet courtyard and the hillside. The apartment is located on the 2nd floor of the so-called Viniční House, which is part of three completely **renovated historic terraced houses**. The apartment is currently undergoing partial reconstruction and it is possible to influence its future layout and completion standards. The design of the layout is attached.

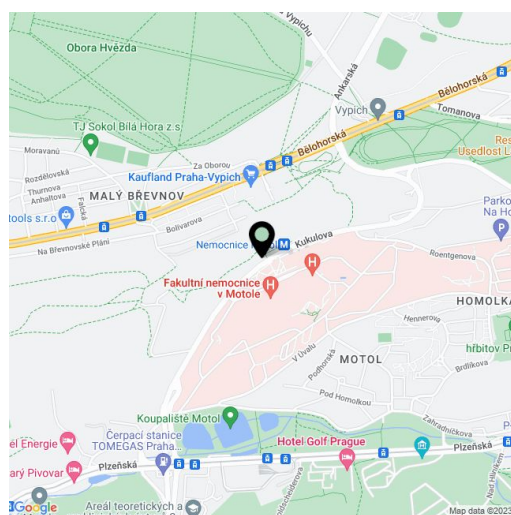
Features includes an **underfloor heating and air conditioning**. The apartment includes **1 garage parking space**, other parking spaces for visitors are reserved before entering the premises.

**The enclosed area** is guarded by a camera system. The main entrance is controlled by remote control, the locking of all doors in the building is solved by one programmable so-called "master key".

The place has its own administrator who takes care of all common spaces. For the residents, there is an outdoor **swimming pool** with a relaxing area with sun loungers, a **sauna**, a **children's playground** with climbing frames and a sandpit, an outdoor fireplace and covered seating at the original forge for family and friendly gatherings, equipped with **summer kitchen with grill** and a TV.

A few meters from the residence is a bus stop; it is a **5-minute walk to the Nemocnice Motol metro station (Line A)**. Near the residence, there is a shopping center and **Ladronka Park** - perfect for sports and leisure. There is quick access to the airport and exit from Prague to Plzeň (and Germany) or Karlovy Vary. In close proximity there is a hospital with an emergency department (including a children's department) and the Na Homolce Hospital. The Motol Swim Centre, Břevnov Monastery and the Star Game Reserve are also nearby.

Interior 99,50 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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### 2. PATRO

301	PŘEDSÍŘ	9,7	KERAM. DLAŽBA
302	KOUPELNA	8,4	KERAM. DLAŽBA
303	POKŮJ	17,8	PARKETY
304	POKŮJ	15,3	PARKETY
305	POKŮJ	15,2	PARKETY
306	POKŮJ + KK	35,1	PARKETY
307	KOUPELNA	3,7	KERAM. DLAŽBA
308	KOMORA	3,4	KERAM. DLAŽBA