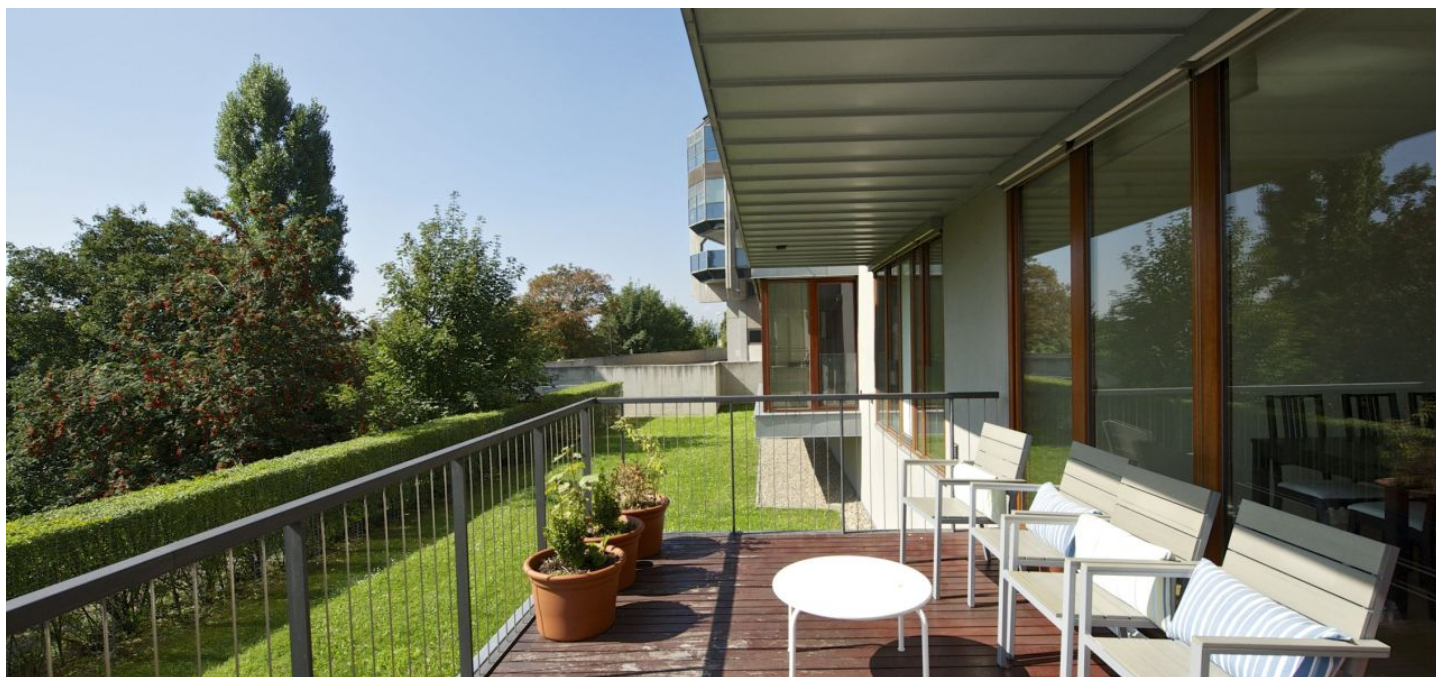




## Apartment Three-bedroom (4+1)

Sold

136 m<sup>2</sup>, Praha 6, Břevnov, Šermířská





## Apartment Three-bedroom (4+1)

**Sold**136 m<sup>2</sup>, Praha 6, Břevnov, Šermířská

Total area	193 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Terrace	42 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	8 000 CZK monthly
PENB	G
Reference number	28232

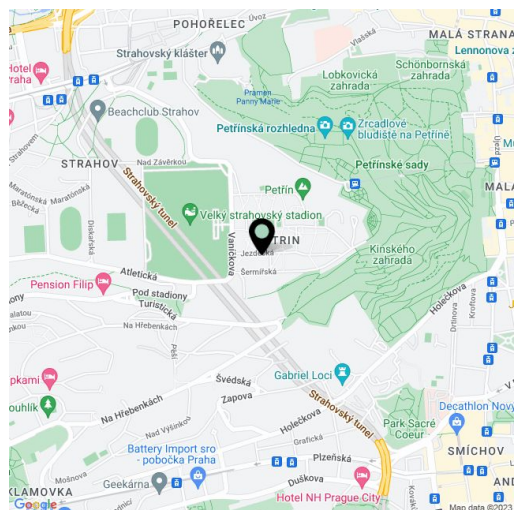
This bright, south-facing, fully equipped garden apartment offers beautiful views of Prague. The apartment is located in the modern, secure Villa Park Strahov residential complex designed by the A69 studio with underground parking. A quiet location ideal for families with children. Good access to the center and the airport.

The interior offers a kitchen connected to the grassy terrace, a living room with a dining area and access to the balcony, 3 bedrooms (a master bedroom with an en-suite bathroom, 1 bedroom with access to the terrace), a main bathroom, a guest toilet, a laundry room, a spacious storage closet, and an entrance hall.

Features include floor-to-ceiling wooden windows with exterior blinds, **parquet floors** and tiles, built-in wardrobes, a complete kitchen, a videophone, an alarm system, and an Internet and satellite connection. The price includes a cellar. Residents can enjoy a enclosed **communal garden in the courtyard**.

The residence is located in a residential area right under Strahov. It is close to **Ladronka Park**, the **Kinsky garden**, and the **Petřín Orchards**. A kindergarten, elementary schools, and the **French Lyceum** are all nearby. There are several sports clubs (football, rugby, beach volleyball) in the immediate vicinity. By bus, you can get to the **Anděl (line B)** or the **Dejvická (line A)** metro stations in just a few minutes.

Interior 137.85 m<sup>2</sup>, grass terrace 42 m<sup>2</sup>, balcony 14.83 m<sup>2</sup>, cellar 1.43 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.



# Apartment Three-bedroom (4+1)

Sold

136 m<sup>2</sup>, Praha 6, Břevnov, Šermířská

