



## Apartment Two-bedroom (3+kk)

Sold

130 m<sup>2</sup>, Prague 6, Břevnov, Na Petřinách





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Total area	176 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Terrace	46 m <sup>2</sup>
Garden	29 m <sup>2</sup>
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	-
PENB	B
Reference number	29967

This first-class, barrier-free apartment with a terrace and front garden is set in a newly-created villa-house [Na Petřinách 7](#) in the sought after area of Břevnov, Prague 6, just a short walk from Ořechovka. Excellent tram and metro connections, within fast reach of the center and the airport, urban amenities and in close proximity to greenery and sporting opportunities. The apartment has received final approval and is move-in ready.

The layout of the apartment on the ground floor consists of a **south-facing living room (40 m<sup>2</sup>)** with a kitchen and dining area, a master bedroom with en-suite bathroom, 2nd bedroom, entrance hall, 2 walk-in wardrobes, a bathroom, separate guest toilet, hall and utility room. **The living room and the bedrooms are all connected to the garden terrace.**

The feeling of airy spaciousness is enhanced by approx. **three-meter high ceilings** and large floor-to-ceiling windows. The interior includes **oak floors, underfloor heating, large-format tiles, tropical wood terraces, doors with concealed hinges**, preparation for air-conditioning, top sanitaryware, and security entrance doors (class 3). A condition of the sale of the apartment is the **purchase of two parking spaces** (price of one parking space is CZK 420,000 including VAT). Furthermore, there is a communal garden with a barbecue area, relaxation zones and a sandpit, designed by the **renowned landscape architects of Atelier Flera.**

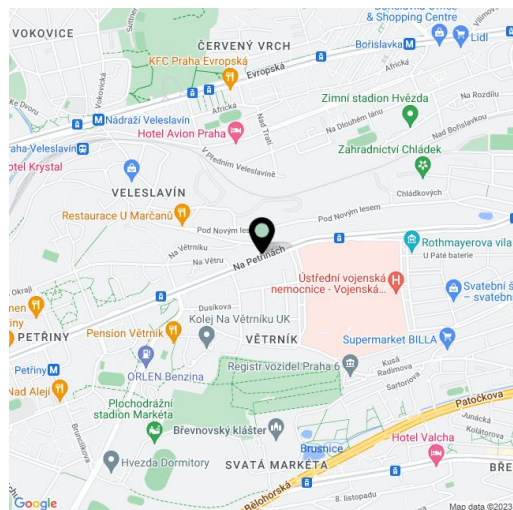
Within walking distance are **complete services** including a post office, elementary school, kindergarten and primary school, as well as a tram and metro station (line A). There is also a health center and a hospital. The nearby **Ladronka** and **Obora Hvězda** parks, **tennis courts, and a winter stadium (a few minutes' drive away), provide venues for sports & leisure.** The **Břevnov Monastery** with its attractive gardens is the perfect place for tranquil walks. Furthermore, the area has convenient shopping opportunities including small farmer's shops, bakeries, and supermarkets.

Total floor area 129.4 m<sup>2</sup>, Interior 120.52 m<sup>2</sup>, terrace 46.1 m<sup>2</sup>, garden 29 m<sup>2</sup>.

Once the project is complete, the actual area of the unit may differ from the area listed in the apartment plan.

For more information please see [www.napetrinach7.cz](http://www.napetrinach7.cz) project website.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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\* Podlahová plocha je vymezena nálezem vlády č. 386/2013 Sb., o úpravě některých záležitostí souvisejících s bytovým spolulázněním.

**NA PETŘINÁCH**

**BYT 3+kk**  
1,2

Č.	MÍSTNOST	M <sup>2</sup>
01	VSTUPNÍ HALA	9,32
02	ŠATNA 1	5,21
03	ŠATNA 2	2,05
04	KOMORA	2,12
05	WC	1,74
06	OBÝVACÍ POKOJ + KK	40,57
07	CHODBA	6,34
08	KOUPELNA 1	4,52
09	LOŽNICE	21,50
10	KOUPELNA 2	3,51
11	POKOJ	23,64
<b>UŽITNÁ PLOCHA</b>		<b>120,52</b>
<b>PODLAHOVÁ PLOCHA*</b>		<b>129,4</b>
TERASA		46,1
PŘEDZAHŘÁDKA		29,0

Schéma podrobně bytu představuje dispozici včetně bytu, kuchynské linky a nábytku nejistou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifické pro konstrukce, povrchové úpravy a rozsah vybavení je předemem přílohy "Standard nemovitosti".

**WWW.NAPETRINACH7.CZ**