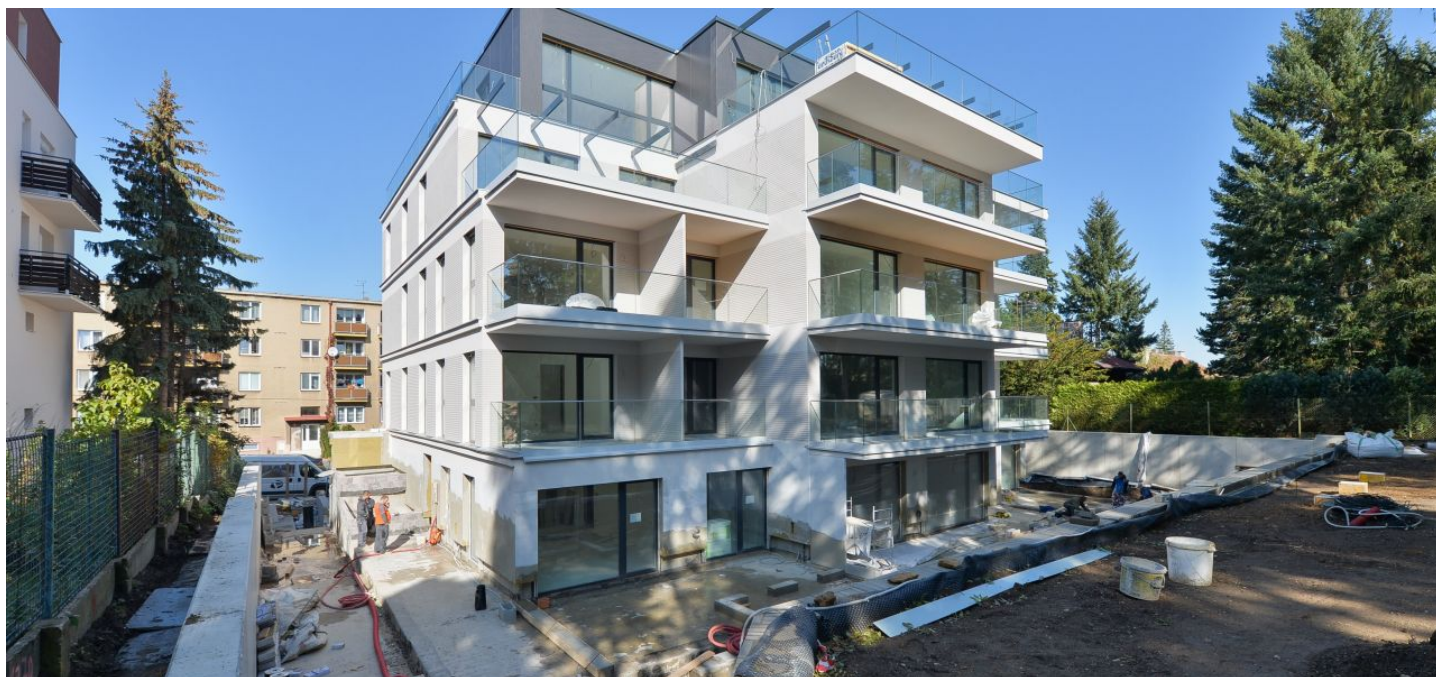




Apartment Three-bedroom (4+kk)

Sold

120 m², Prague 6, Břevnov, Na Petřinách





Apartment Three-bedroom (4+kk)

Sold120 m², Prague 6, Břevnov, Na Petřinách

Total area	142 m ²
Floor area*	120 m ²
Terrace	22 m ²
Garden	147 m ²
Parking	840 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30037

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. Building approval is scheduled for January 2020. The apartment will be move-in ready in April 2020.

The layout of the apartment on the ground floor consists of a south-facing living room (40 m²) with a kitchen and dining area, a master bedroom, 2nd bedroom, study, 2 bathrooms, entrance hall, walk-in wardrobe with utility room. The living room and the bedrooms are all connected to the garden terrace.

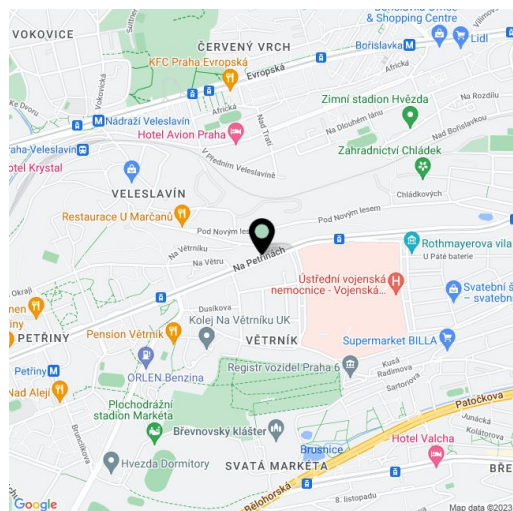
The feeling of airy spaciousness is enhanced by approx. three-meter high ceilings and large floor-to-ceiling windows. The interior includes oak floors, underfloor heating, large-format tiles, tropical wood terraces, doors with concealed hinges, preparation for air-conditioning, top sanitaryware, and security entrance doors (class 3). There is a possibility to buy a large cellar unit and up to 2 garage parking spaces (according to your choice). 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 119.2 m², interior 111.14 m², terrace 22.4 m², garden 147 m².

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 [Na Petřinách 7](#) project website.



* 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+kk)

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* Předlohová plocha je vyznačena nažloutlým vlnitým č. 1361/2013 Sb. o úpravě některých záležitostí souvisejících s bytovým společenstvím.

0 1 m 2,5 m 5 m

PŘEDZAHŘÁDKA

TERASA

PŘEDZAHŘÁDKA

TERASY CELKEM 22,4

PŘEDZAHŘÁDKA 147,0

UŽITNÁ PLOCHA 111,14

PODLAHOVÁ PLOCHA* 119,2

Č.	MÍSTNOST	M ²
01	VSTUPNÍ HALA	13,31
02	ŠATNA	6,77
03	KOMORA	2,40
04	KOUPELNA 1	7,15
05	OBÝVACÍ POKOJ + KK	40,75
06	PRACOVNA	8,22
07	LOŽNICE	14,02
08	POKOJ	12,33
09	KOUPELNA 2	6,19

TERASY CELKEM 22,4

PŘEDZAHŘÁDKA 147,0

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BYT 4+KK

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