



## Apartment Three-bedroom (4+kk)

Sold

120 m<sup>2</sup>, Praha 6, Břevnov, Na Petřínách

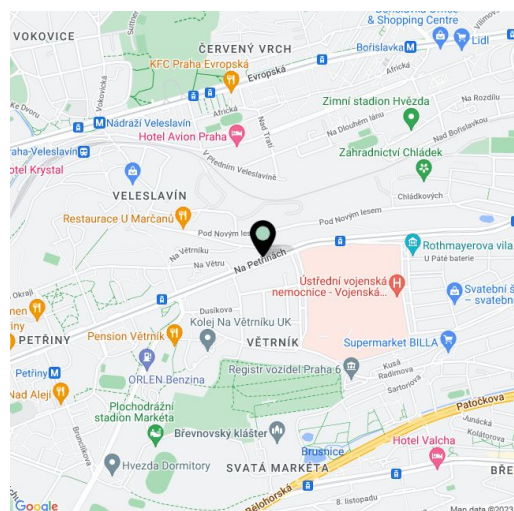




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Total area	142 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Garden	147 m <sup>2</sup>
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30037



\* 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.

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 m<sup>2</sup>)** 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 m<sup>2</sup>, interior 111.14 m<sup>2</sup>, terrace 22.4 m<sup>2</sup>, garden 147 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 [Na Petřinách 7](#) project website.



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0 1 m 2,5 m 5 m

S

NA PETŘINÁCH 7  
BYT 4+kk  
1,1

Č.	MÍSTNOST	M <sup>2</sup>
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
<b>UŽITNÁ PLOCHA</b>		<b>111,14</b>
<b>PODLAHOVÁ PLOCHA*</b>		<b>119,2</b>
TERASY CELKEM		22,4
PŘEDZAHŘÁDKA		147,0

\* Podlahová plocha je vymezena náčrtem výšky č. 366/2013 Sb., o úpravě některých záležitostí souvisejících s bytovým spuláskanctvím.  
 Schéma půdorysu bytu představuje dispozici řešení bytu, kuchyňská linka a nábytek nejsou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifické pro konstrukce, povrchové úpravy a rozsah výbavy je přednětem přílohy "Standard nemovitosti".

**WWW.NAPETRINACH7.CZ**