



Apartment Three-bedroom (4+kk)

Sold

130 m², Prague 6, Břevnov, Na Petřínách





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Total area	149 m ²
Floor area*	130 m ²
Balcony	19 m ²
Parking	420 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30071

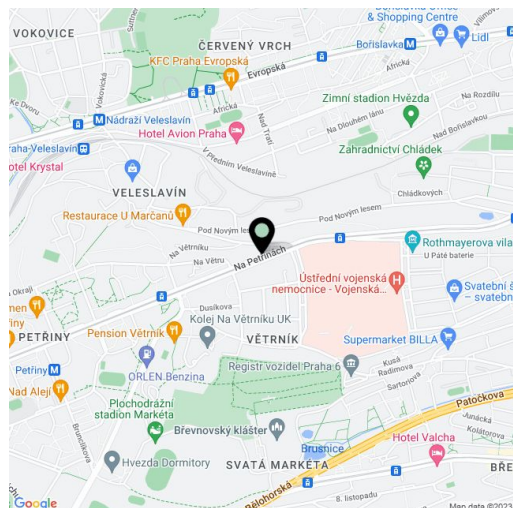
This first-class, barrier-free apartment with a balcony is set in a newly-created villa-house [Na Petrinach 7](#) in the sought after area of Břevnov, Prague 6, just a short walk from Ořechovka. Excellent tram and metro connections, within fast reach of the center and the airport, urban amenities and in close proximity to greenery and sporting opportunities. Completion scheduled for spring 2020.

The layout of the apartment on the 2nd floor will consist of a **south-west facing living room (50 m²)** with a kitchen and dining area, a master bedroom with en-suite bathroom, other 2 bedrooms, 2nd bathroom, walk-in wardrobe, separate toilet and entrance hall. The living room and the master bedroom have an **access to the balcony**.

The feeling of airy spaciousness is enhanced by approx. **three-meter high ceilings** and large floor-to-ceiling windows. The interior will include **oak floors, underfloor heating**, large-format tiles, tropical wood balcony, **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 130.6 m², interior 121.29 m², balcony 18.50 m².



* 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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svoboda&williams
CHRISTIE'S
INTERNATIONAL REAL ESTATE

* Podlahová plocha je vymezena nařízením vlády č. 316/2013 Sb. o úpravě některých záležitostí souvisejících s bytovými společnostmi.

0 1 m 2,5 m 5 m S

NA PETŘINÁCH 7
BYT 4+KK
3.1

Č.	MÍSTNOST	M ²
01	VSTUPNÍ HALA	7,63
02	ŠATNA	6,08
03	WC	2,06
04	KOUPELNA 1	8,81
05	LOŽNICE	15,86
06	OBÝVACÍ POKOJ + KK	49,03
07	POKOJ 1	13,69
08	POKOJ 2	12,10
09	KOUPELNA 2	6,23
UŽITNÁ PLOCHA		121,29
PODLAHOVÁ PLOCHA*		130,6
BALKON		18,50

Schéma půdorysu bytu představuje dispozici řešené bytu. Kuchynská linka a nábytek nejsou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifikace pro konstrukci, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".

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