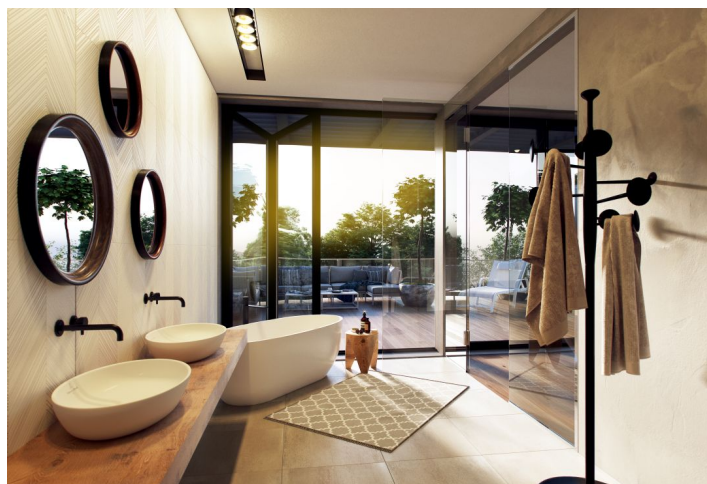




## Apartment Three-bedroom (4+kk)

Sold

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







## Apartment Three-bedroom (4+kk)

**Sold**130 m<sup>2</sup>, Praha 6, Břevnov, Na Petřinách

Total area	149 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Balcony	19 m <sup>2</sup>
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30071

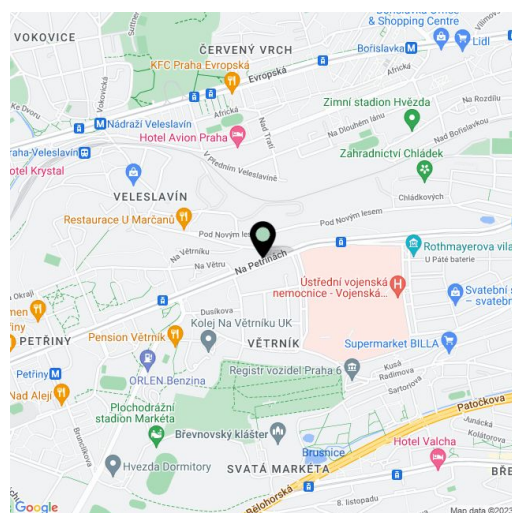
This first-class, barrier-free apartment with a balcony is set in a newly-created villa-house [Na Petřinách 7](#) in the sought after area of Břevnov, Prague 6, just a short walk from Ořechovka. Excellent tram and metro connections, within fast reach of the center and the airport, urban amenities and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

The layout of the apartment on the 2nd floor will consist of a **south-west facing living room (50 m<sup>2</sup>)** 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 m<sup>2</sup>, interior 121.29 m<sup>2</sup>, balcony 18.50 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+kk)

Sold

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

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

0 1 m 2,5 m 5 m S

\* Podlahová plocha je vymezena nálezem v úřad. č. 386/2003 Sb., o úpravě některých záležitostí souvisejících s bytovým obouvládnutím.

NA PETŘÍNÁCH 7  
BYT 4+kk  
3.1

Č.	MÍSTNOST	M <sup>2</sup>
01	VSTUPNÍ HALA	7,63
02	ŠATNA	6,08
03	WC	2,06
04	KOUPELNA 1	8,81
05	LOŽNICE	15,66
06	OBÝVACÍ POKOJ + KK	49,03
07	POKOJ 1	13,69
08	POKOJ 2	12,10
09	KOUPELNA 2	6,23
<b>UŽITNÁ PLOCHA</b>		<b>121,29</b>
<b>PODLAHOVÁ PLOCHA*</b>		<b>130,6</b>
BALKON		18,50

Schematic podlahový bytový představení dispozice řešené bytu, kuchyňská linka a nábytek nejsou součástí dobovy bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrnuje je orientaci. Specifikace pro konstruktura, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".

**WWW.NAPETRINACH7.CZ**