



## Apartment Three-bedroom (4+kk)

Sold

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







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Total area	126 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30072

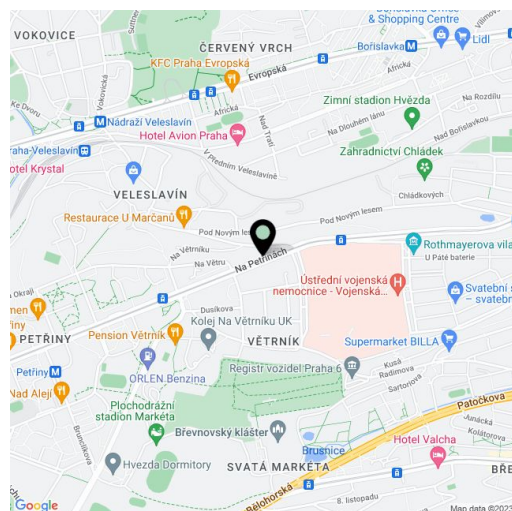
This first-class, barrier-free apartment with a balcony is set in a newly-created villa-house **Na Petřinách 7** in the sought after area of Břevnov, Prague 6, just a short walk from Ořechovka. Excellent tram and metro connections, within fast reach of the center and the airport, urban amenities and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

The layout of the apartment on the 1st floor will consist of a **south-east facing living room** with a kitchen and dining area, a master bedroom, 2nd bedroom, study, 2 bathrooms, entrance hall, walk-in wardrobe, guest toilet and utility room. **The living room 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 115 m<sup>2</sup>, interior 105.07 m<sup>2</sup>, balcony 10.75 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.



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svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

\* Podlahová plocha je vymezena nařizovacím výtahem č. 386/2013 Sb., o úpravě některých záležitostí souvisejících s bytovým hospodářstvím.

NA PETŘINÁCH 7  
BYT 4+kk  
2.3

Č.	MÍSTNOST	M <sup>2</sup>
01	VSTUPNÍ HALA	12,31
02	ŠATNA	2,93
03	KOUPELNA 1	7,00
04	KOMORA	2,08
05	OBÝVACÍ POKOJ + KK	37,04
06	WC	1,86
07	PRACOVNA	9,46
08	LOŽNICE	14,67
09	POKOJ	11,89
10	KOUPELNA 2	5,83
<b>UŽITNÁ PLOCHA</b>		<b>105,07</b>
<b>PODLAHOVÁ PLOCHA*</b>		<b>115,0</b>
BALKON		10,75

Schéma podlahy bytu představuje dispozici hlavních bytových prostorů a nábytek nejsou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrnuje i orientaci. Specifikace pro konstrukci, povrchové úpravy a rozsah výhledů je předem určen přílohy "Standard nemovitosti".

[WWW.NAPETRINACH.CZ](http://WWW.NAPETRINACH.CZ)