



Apartment Two-bedroom (3+kk)

Sold

116 m², Praha 6, Břevnov, Na Petřinách





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Total area	140 m ²
Floor area*	116 m ²
Balcony	24 m ²
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30073

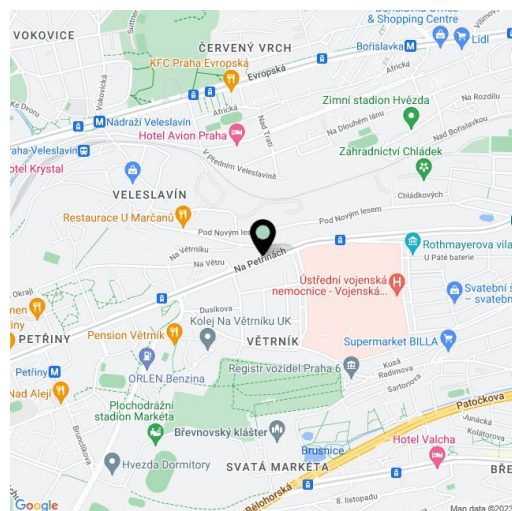
This first-class, barrier-free apartment with two balconies is set in a newly-created villa-house [Na Petřinách 7](#) in the sought after area of Břevnov, Prague 6, just a short walk from Ořechovka. Excellent tram and metro connections, within fast reach of the center and the airport, urban amenities 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-facing living room** with a kitchen and dining area, a master bedroom with en-suite bathroom and walk-in wardrobe, 2nd bedroom, 2nd bathroom, guest toilet and entrance hall. **The living room and the bedrooms will have the 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 balconies, **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 115.7 m², interior 108.66 m², balcony 17.30 + 7.13 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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INTERNATIONAL REAL ESTATE

0 1 m 2,5 m 5 m

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PETŘINÁCH 7

BYT 3+kk
3.2

Č.	MÍSTNOST	M ²
01	VSTUPNÍ HALA	9,43
02	ŠATNA	3,68
03	WC	1,82
04	OBÝVACÍ POKOJ + KK	38,03
05	CHODBA	7,26
06	KOUPELNA 1	4,31
07	POKOJ	16,39
08	LOŽNICE	23,33
09	KOUPELNA 2	4,41
UŽITNÁ PLOCHA		108,66
PODLAHOVÁ PLOCHA*		115,7
BALKON 1		17,30
BALKON 2		7,13

* Podlahová plocha je vymezena nájizmem vady č. 386/2013 Sb. o úpravě některých záležitostí souvisejících s bytovým hospodařením.
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