



Apartment Two-bedroom (3+kk)

Sold

116 m², Prague 6, Břevnov, Na Petřinách





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Total area	143 m ²
Floor area*	116 m ²
Balcony	27 m ²
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30080

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 3rd floor will consist of a **south facing living room (40 m²)** with a kitchen and dining area, a master bedroom, 2nd bedroom, 2 bathrooms, entrance hall, walk-in wardrobe and utility room. **The living room and the bedrooms will have the access to the balcony.**

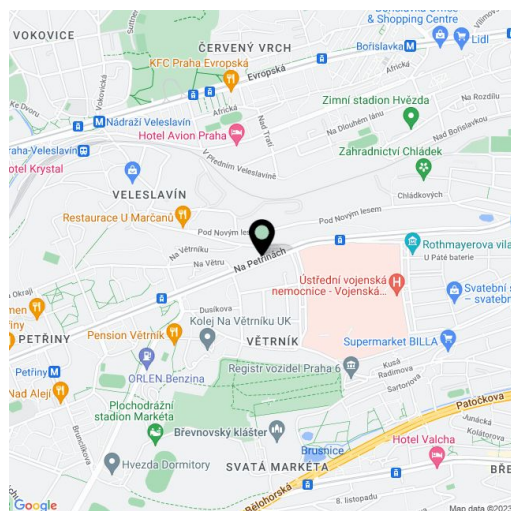
The feeling of airy spaciousness is enhanced by approx. **three-meter high ceilings** and large floor-to-ceiling windows. The interior will include **oak floors, underfloor heating**, large-format tiles, tropical wood balconies, **doors with concealed hinges**, preparation for air-conditioning, top sanitaryware, and security entrance doors (class 3). There is a cellar unit and **2 garage parking spaces** for additional price. 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 116.7 m², interior 109.77 m², balcony 7.6 + 19 m².

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.



* 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

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NA PETŘINÁCH **BYT 3+kk**
4.2

Č.	MÍSTNOST	M ²
01	VSTUPNÍ HALA	10,48
02	ŠATNA	3,20
03	OBÝVACÍ POKOJ + KK	39,82
04	CHODBA	5,98
05	KOUPELNA 1	5,89
06	LOŽNICE	17,48
07	KOUPELNA 2	3,58
08	POKOJ	23,34
UŽITNÁ PLOCHA		109,77
PODLAHOVÁ PLOCHA*		117,2
BALKON 1		7,50
BALKON 2		17,30

* Podlahová plocha je vymezena nařizovací úřady č. 366/2013 Sb. o úpravně některých záležitostech souvisejících s bytovým spolukapitálováním.

Schéma podrobně bytu představuje dispozici včetně bytu, kuchyňská linka a nábytek nejsou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifikace pro komunikace, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".

WWW.NAPETRINACH7.CZ