



## Apartment Four-bedroom (5+kk)

Ask for price

256 m<sup>2</sup>, Praha 6, Břevnov, Na Petřinách





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Total area	400 m <sup>2</sup>
Floor area*	256 m <sup>2</sup>
Terrace	144 m <sup>2</sup>
Parking	Possibility to buy garage parking spot
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30085

This first-class, wheelchair accessible penthouse apartment with three terraces is situated in the newly created [Na Petřinách 7](#) villa. Located in a sought-after area of Břevnov in Prague 6, just a short walk from the Ořechovka quarter, with excellent tram and metro connections, quick access to the center and the airport, all urban amenities and in close proximity to greenery and sports opportunities. Building approval is scheduled for January 2020. The apartment will be move-in ready in April 2020.

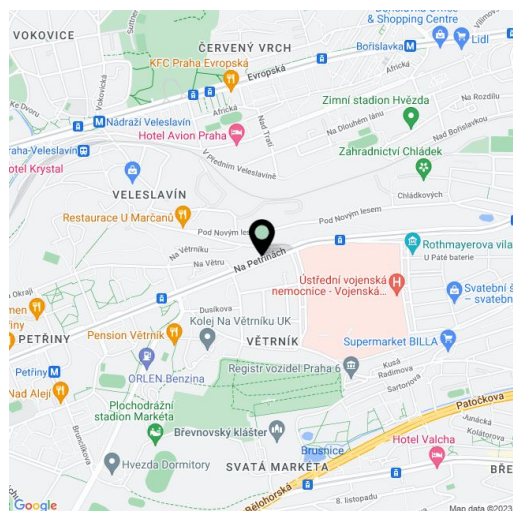
The layout of the apartment on the 4th floor will consist of a **southwest-facing living room (90 m<sup>2</sup>)** with a kitchen and dining area, a master bedroom, a 2nd bedroom, a 3rd bedroom, 2 bathrooms, an entrance hall, 2 walk-in closets, a guest toilet, and 2 utility rooms. The living room and two bedrooms are **connected to the terrace**.

The atmosphere of airy spaciousness is enhanced by its approx. **three-meter high ceilings** and large floor-to-ceiling windows. The interior will include **oak floors, underfloor heating**, large-format tiles, tropical wood surfaces in the terraces, **doors with concealed hinges**, a preparation for air-conditioning, premium sanitaryware, and security entrance doors (class 3). There is a possibility to buy a large cellar unit and up to **3 garage parking spaces**. Furthermore, there is a communal garden designed by the **renowned landscape architects of Atelier Flera** with a barbecue area, relaxation zones, and a sandbox.

Within walking distance you will find a **full spectrum of services** including a post office, an elementary school, a kindergarten and primary school, as well as a tram stop and a 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 ideal venues for **indoor and outdoor sports and leisure**. The **Břevnov Monastery** with its attractive gardens is a perfect place for tranquil walks. Furthermore, the area has convenient shopping opportunities, including small farmer's shops, bakeries, and supermarkets.

Total floor area 255.7 m<sup>2</sup>, interior 240.53 m<sup>2</sup>, terrace 110.43 + 17 + 17 m<sup>2</sup>.

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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svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

0 1 m 2.5 m 5 m

TERASA JIH

TERASA SEVER 1

TERASA SEVER 2

NA PETŘINÁCH 7

BYT 4/5KK

5.1

Č.	MÍSTNOST	M <sup>2</sup>
01	VSTUPNÍ HALA	25,78
02	KOMORA 1	5,50
03	KOMORA 2	8,67
04	OBÝVACÍ POKOJ + KK	90,76
05	ŠATNA 1	3,61
06	KOUPELNA 1	15,45
07	LOŽNICE 1	20,95
08	ŠATNA 2	6,96
09	POKOJ	24,68
10	KOUPELNA 2	12,02
11	LOŽNICE 2	22,13
12	WC	4,02

TERASA JIH	110,43
TERASA SEVER 1	17,0
TERASA SEVER 2	17,0
<b>UŽITNÁ PLOCHA</b>	<b>240,53</b>
<b>PODLAHOVÁ PLOCHA*</b>	<b>255,7</b>

\* Schéma přílohou bytu představuje dispozitiv bytu, kuchynička, linka a nábytek nejsou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifika pro kanceláře, povrchové úpravy a rozestř. výhledy je předním plátek "Standard nemovitostí".

[WWW.NAPETRINACH7.CZ](http://WWW.NAPETRINACH7.CZ)