



## House Four-bedroom (5+kk)

Ask for price

220 m<sup>2</sup>, Prague 6, Břevnov, U Ladronky





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Plot	301 m <sup>2</sup>
Foot print	125 m <sup>2</sup>
Garden	176 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	33392

This very quiet, air-conditioned row house after a thorough reconstruction is located on a peaceful street near Ladronka Park, within walking distance of public transport stops and a wide range of services.

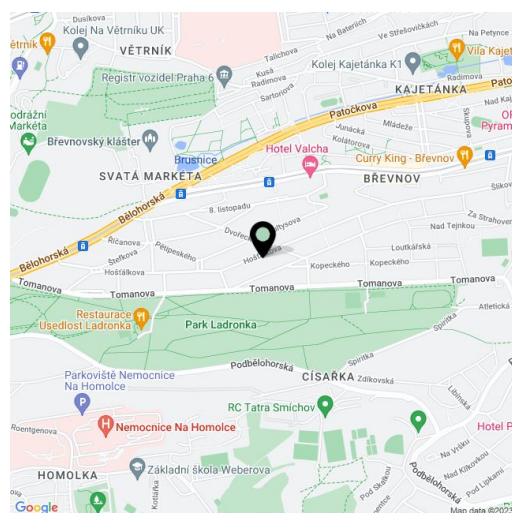
On the ground floor, there is a living room connected to a kitchen and **winter garden**, where there is also a dining room with a sliding glass wall facing the garden, a staircase hall, a vestibule, a guest toilet, and a corridor with **storage space for bikes**. On the 1st floor, there is a bedroom with French windows oriented towards the garden, a study, and a bathroom (shower, separate toilet, sink). In the attic, there are 2 children's bedrooms, a guest toilet, and a bathroom (with a bathtub). The basement has a **preparation for a sauna**; there is also a utility room, a laundry room (with a shower and sink), a boiler room, and storage space. Additional storage space is in the attic.

The house has been renovated and insulated, and a 2nd floor was added. Facilities include **wooden floors**, a **hardwood staircase**, wooden security windows with triple-glazed panes, **underfloor heating** in the bathrooms and the entire ground floor, a Hanak kitchen with **AEG** (steam oven and 2 classic ovens), **Siemens**, Electrolux, and Faber appliances, **Villeroy & Boch** sanitary ware, an AEG washer and dryer, security entrance doors, Jablotron security devices, and a camera system. Geminox gas heating.

The traditional residential area is situated between **Ladronka Park and the Břevnov Monastery Garden**. The street was once a part of an original **pilgrimage** path marked with several chapels. In the vicinity, there are private kindergartens, an elementary school, a health center, a supermarket, and many other shops, restaurants, and other services. Within a 2-minute walk is a bus stop with links to the Anděl metro station (line B), and a tram stop with links to the Malostranská or Hradčanská metro stations is also within walking distance. Traveling by car is made easier thanks to the proximity of a tunnel complex and the Prague Ring Road.

Useable area 220 m<sup>2</sup>, built-up area 122 m<sup>2</sup>, garden 179 m<sup>2</sup>, land 301 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

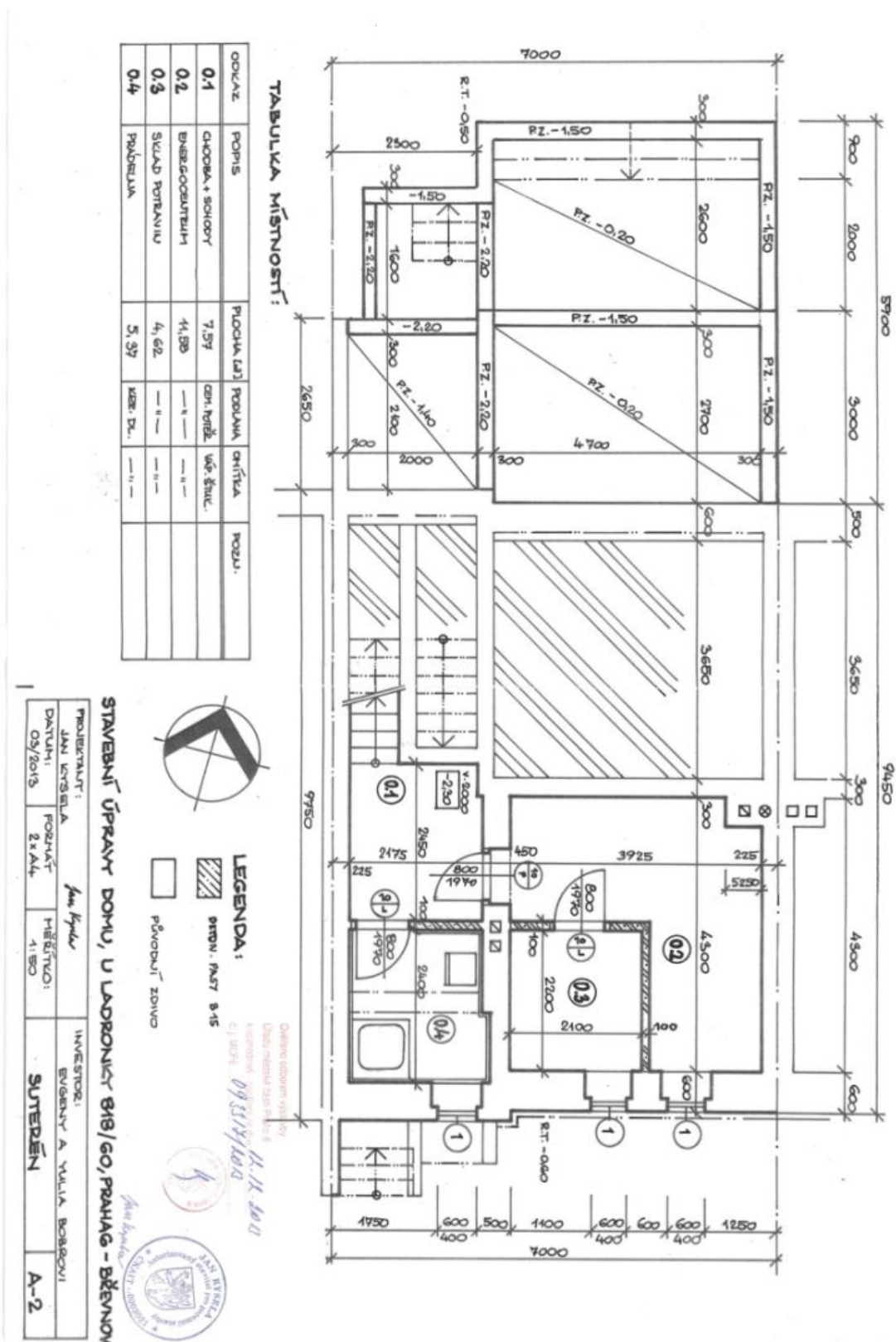




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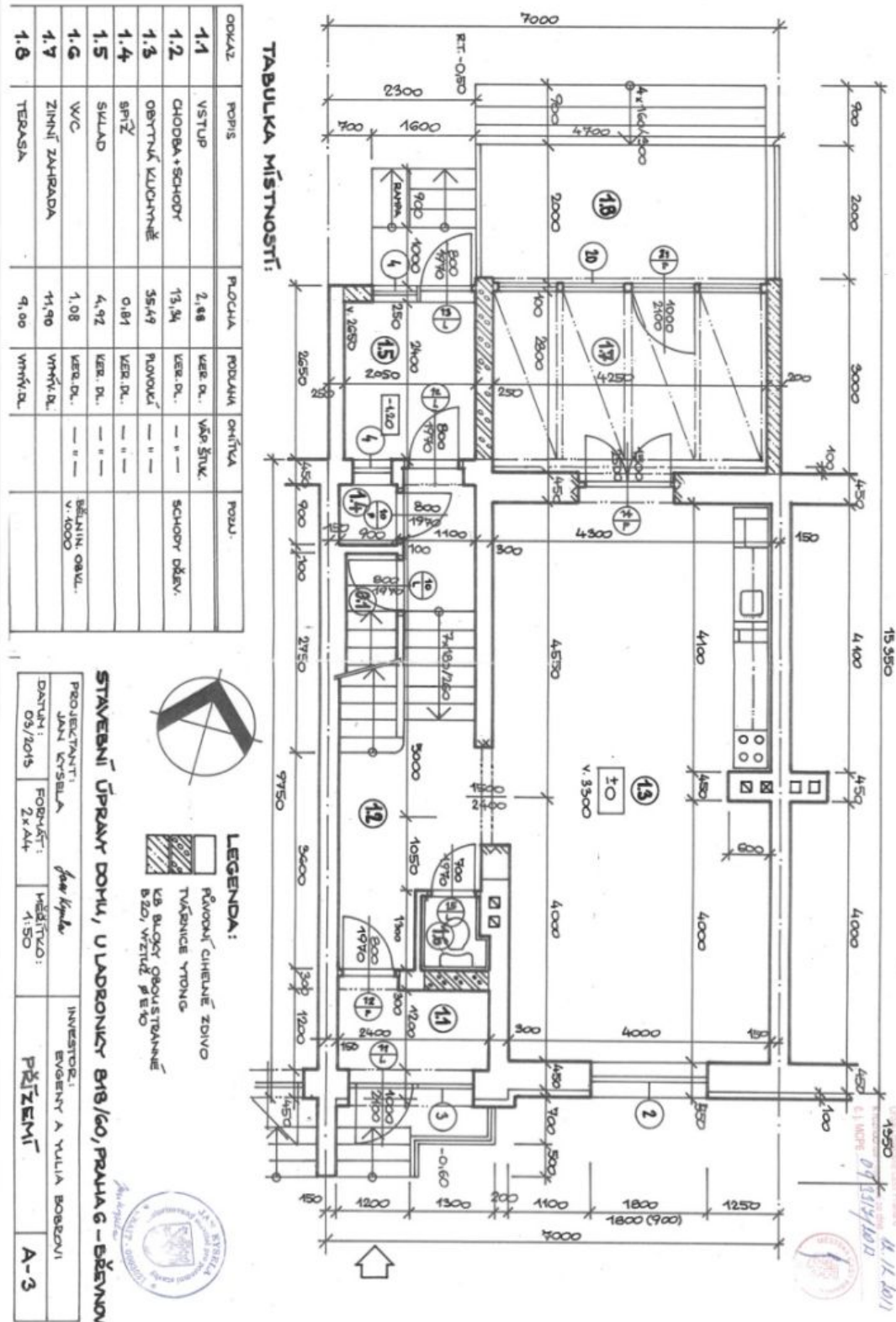




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**TABULKA MÍSTNOSTI:**

ODKAZ	POPIS	POCITA	ROBUKA	OHĚTVA	POUL
1.1	VSTUP	2,48	KER. DL.	VĚP ŠTUK	
1.2	CHODBA + SCHODY	13,34	KER. DL.		SCHODY DŘEV.
1.3	OBYTNÁ KUCHYŇE	35,49	ROVNOUČ		
1.4	SPRŮV	0,81	VER. DL.		
1.5	SKLAD	4,92	KER. DL.		
1.6	WC	1,08	KER. DL.		BĚLNIN. OBLV. V. 4000
1.7	ZIMNÍ ZAHRADA	11,90	VMŇV. DL.		
1.8	TERASA	9,00	VMŇV. DL.		

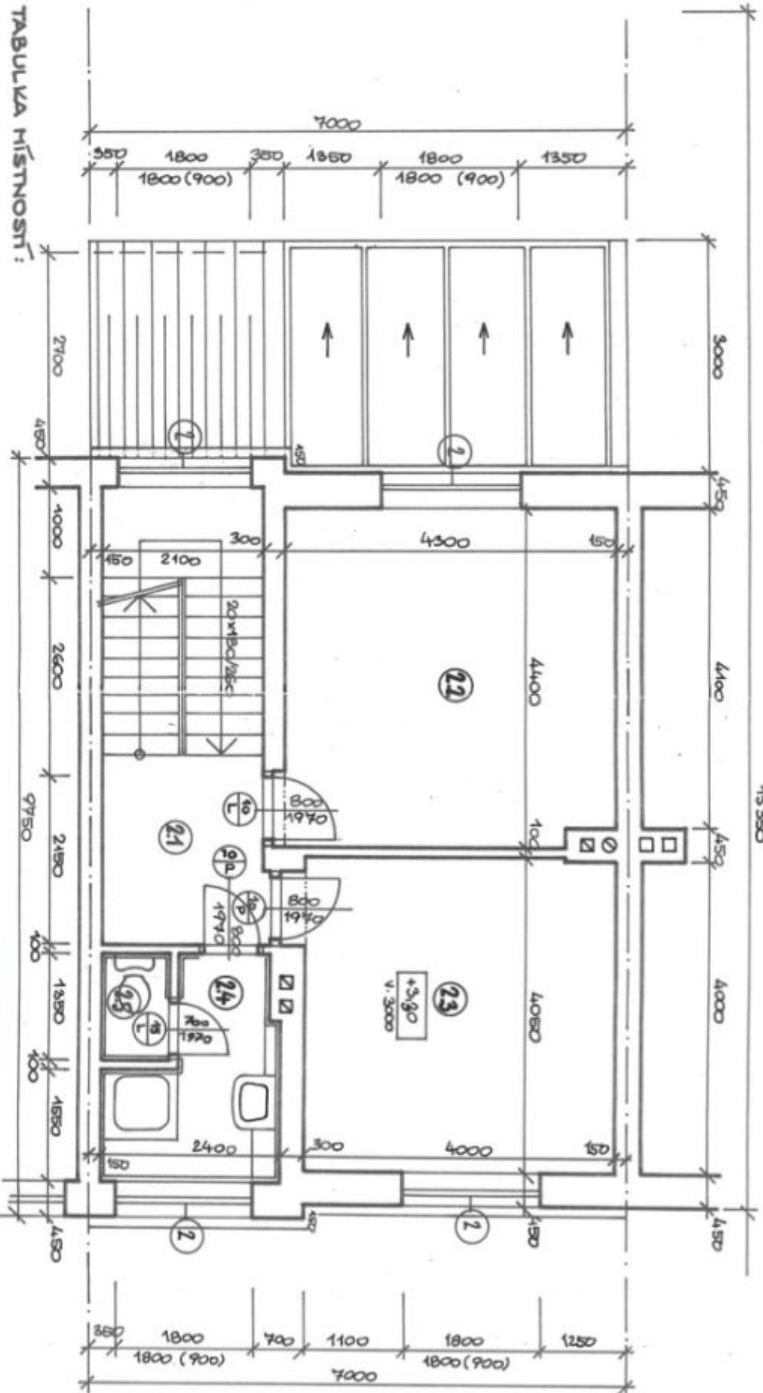


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ODKAZ	POPIS	POCITA CÍŽI	PODROBNA	OKRATVA	POZEM.
2.1	CHODBA + SCHODY	12,22	KER. DL.	VÁP. ŠLIK.	SCHODBIČÍ DESK.
2.2	LOŽNICE 1.	15,74	KOVRAL.	—	—
2.3	LOŽNICE 1. (PRACOVNÁ)	15,17	KOVRAL.	—	—
2.4	KOUPELNA	6,05	KER. DL.	—	ŘEŠUN. OBKL. V. 2000
2.5	WC	1,22	—	—	—



STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEVNOV	PROJEKTANT:	INVESTOR:
	JAN CVRČEK	EVGENY A YULIA BOBZOV
	PROJEKT: 2+44	
	HEBŘITKO: 1150	
	1. PATRO	
	A-4	





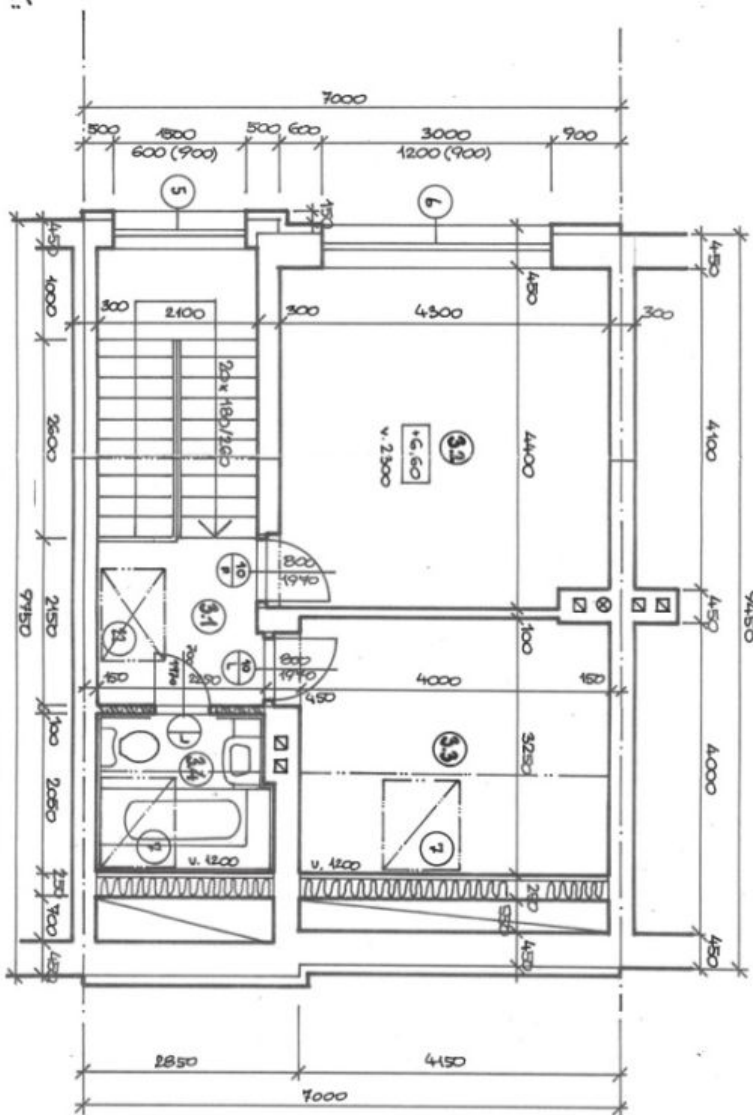
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ODKAZ	POPIS	POCITAČI	POBILNA	OHŤKA	POZEMČIA
3.1	OCHOBA + SCHODY	42,22	VER. D.L.	VÁŠ ŠTĚ.	SCHODY BŘEVNOVĚ
3.2	LOŽNICE III.	18,74	KOVAN.	—	—
3.3	ŠATNA	15,00	KOVAN.	—	—
3.4	KOUPELNA + WC	4,79	VER. D.L.	—	BILANU. GARAD v. 2000

TABULKA MÍSTNOSTÍ:



STAVBNÍ ÚPRAVY DOMU, U LADRONKY BŘEVNOV, PRAHA 6 - BŘEVNOV

PROJEKTANT: JANA KRYSKA  
 DATUM: 03/2015  
 FOLIANT: 2x A4  
 MĚŘÍTKO: 1:50  
 INVESTOR: EUGENY A YULIA BOBKOVI  
 PODKROVÍ: A-B



Ulice: Ladronky  
 Kancelář: BŘEVNOV  
 Číslo: 093304/1501  
 M. H. 1011

