



## 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.

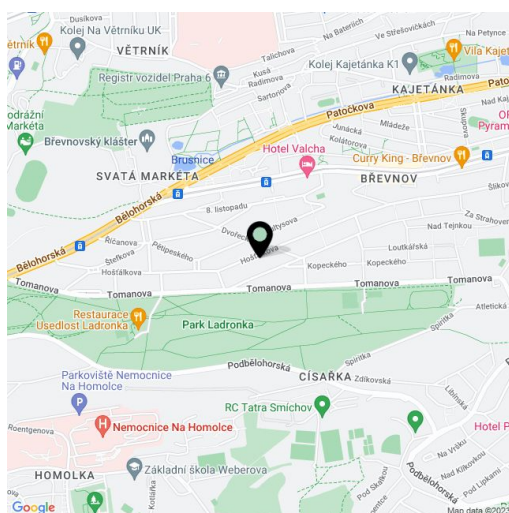
On the ground floor, there is a living room connected to a kitchen and **winter garden**, where there is also a dining room with a sliding glass wall facing the garden, a staircase hall, a vestibule, a guest toilet, and a corridor with **storage space for bikes**. On the 1st floor, there is a bedroom 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.

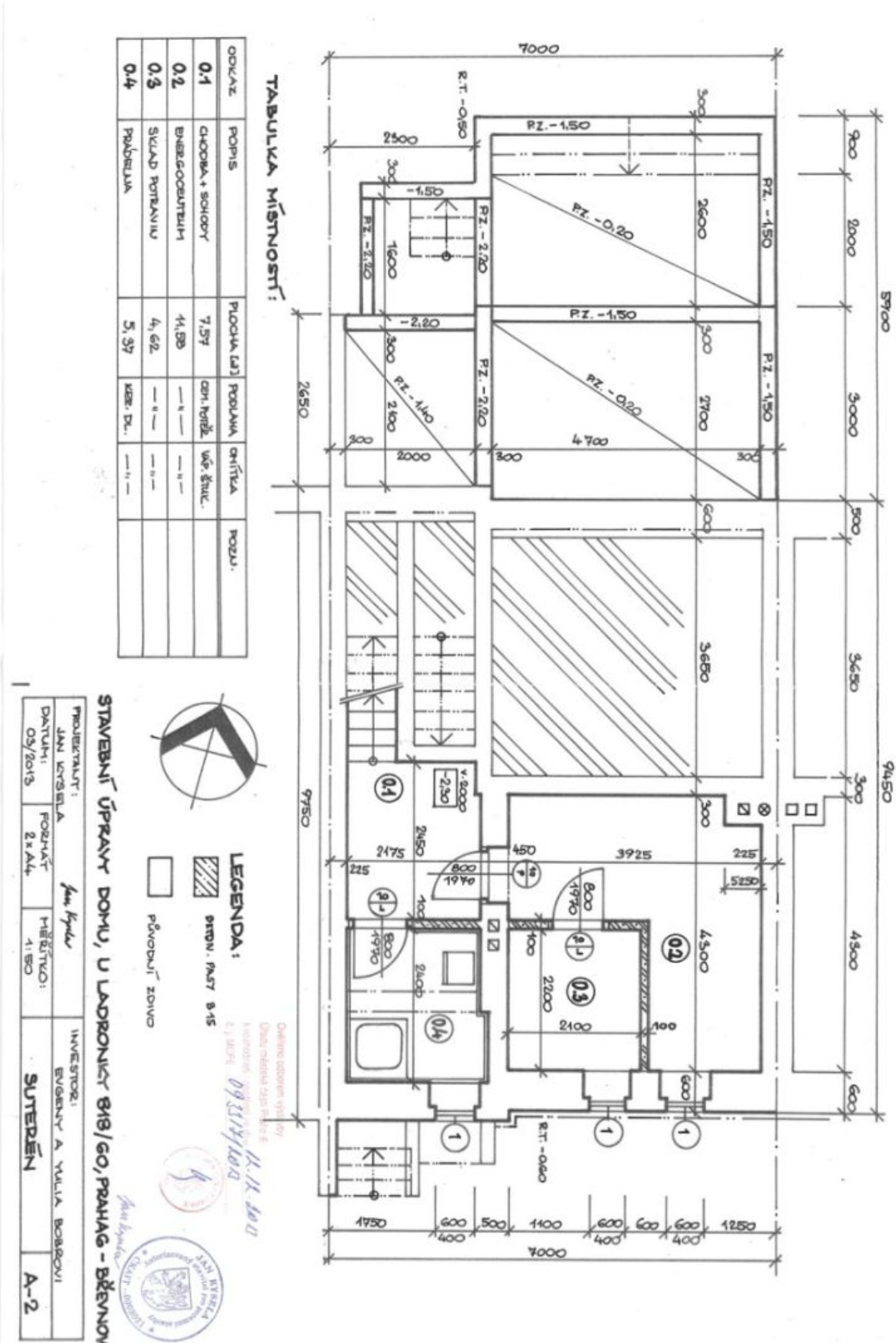




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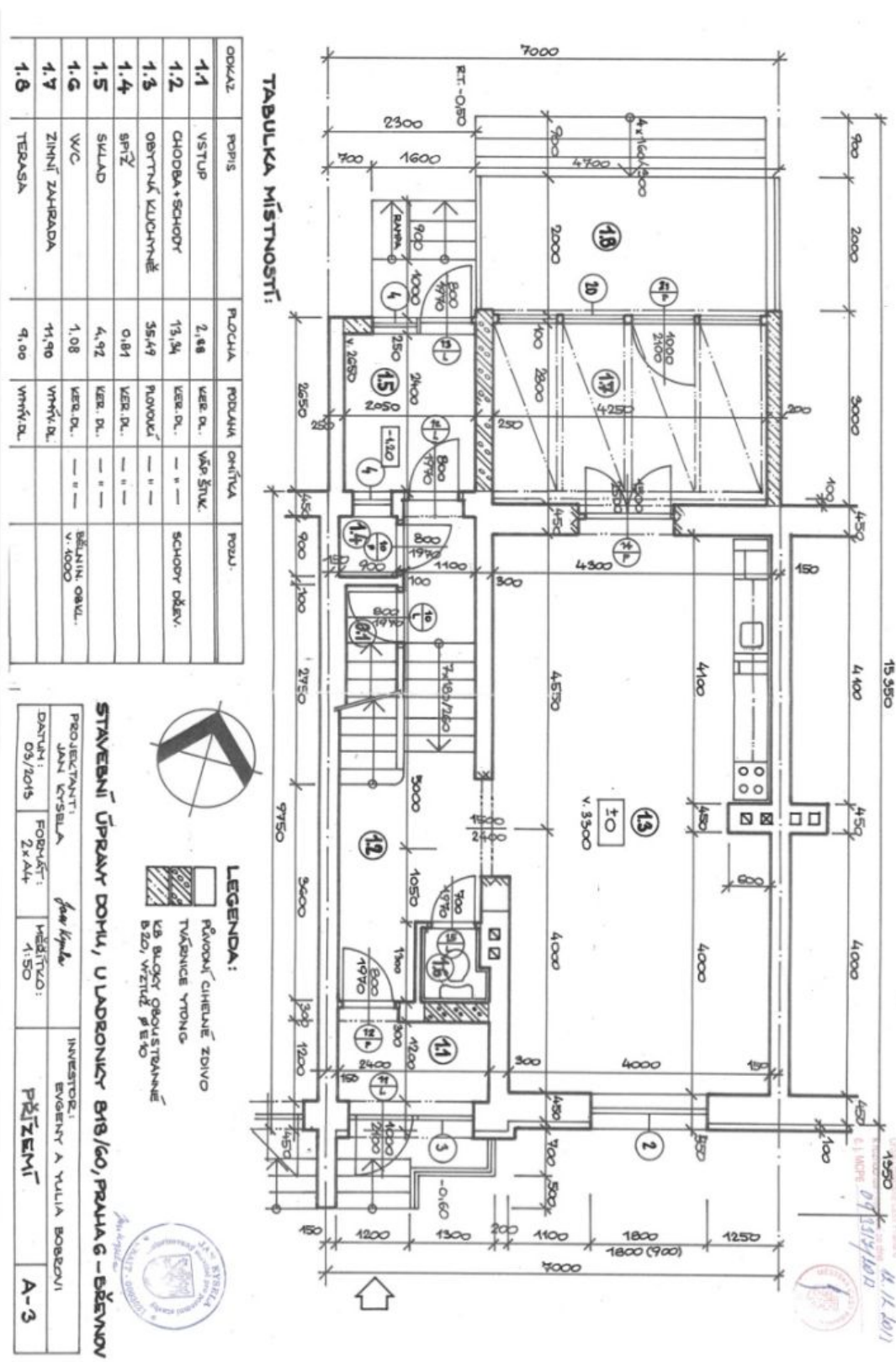




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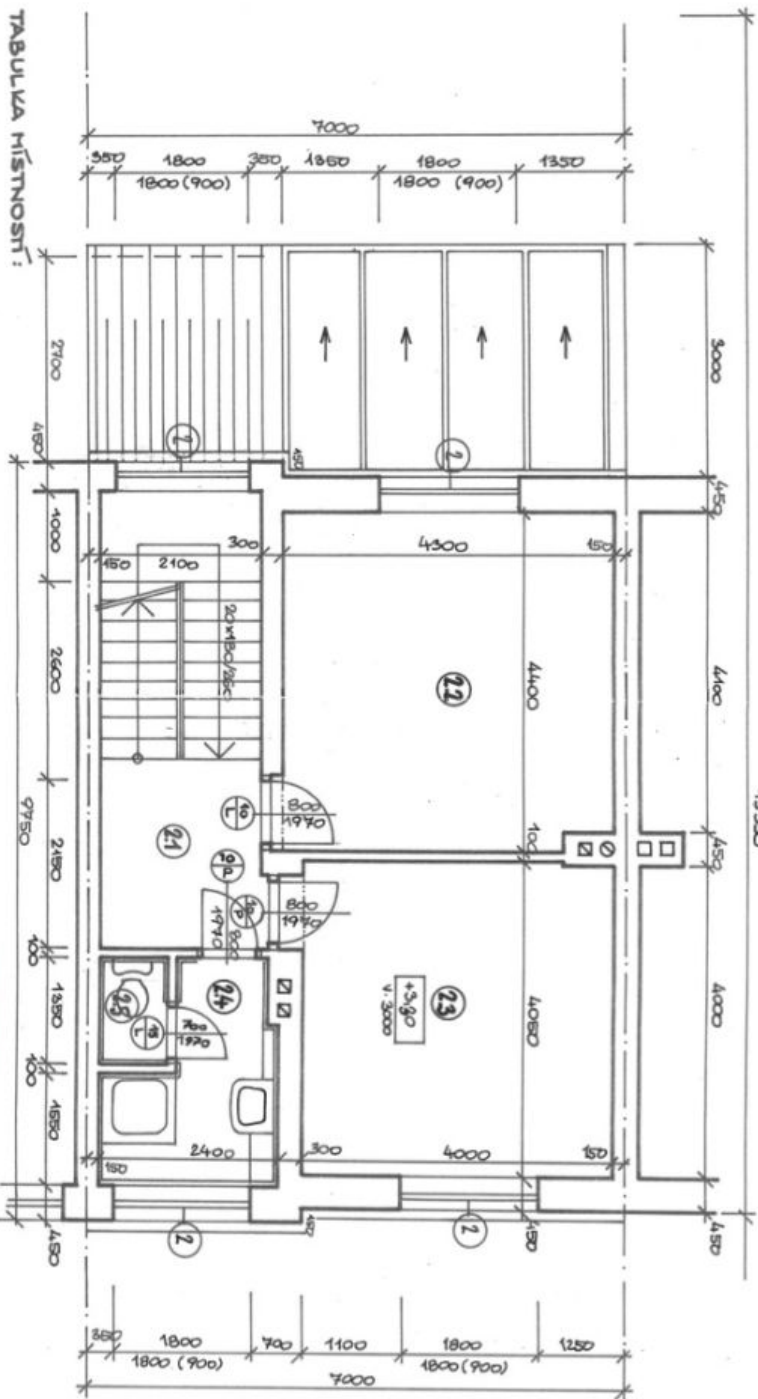


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ODKAZ	POPIS	PROCHA [m <sup>2</sup> ]	PROJAVNA	OKRATVA	POZAU.
2.1	CHODBA + SCHODY	12,22	KER. DL.	VAP. ŠLIK.	SCHODBIČÍ DESK.
2.2	LOŽNICE 1.	16,74	KOVRAL.	—	—
2.3	LOŽNICE 1. (PRACOVNA)	16,17	KOVRAL.	—	—
2.4	KOUPELNA	6,05	KER. DL.	—	ŘEŠUNO. OBKL. V. 2000
2.5	WC	1,22	—	—	—



Architektonická úprava  
a schůdků v přízemí  
1. k. n. n. 09/12/2015



STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAGA C - BŘEVNOV	INVESTOR:	EVGENY A YULIA BOBZOV
PROJEKTANT:	JAN CVRČEK	
DATUM:	03/2015	
FORMÁT:	2 x A4	
HEBTIČO:	1:50	
	1. PATRO	A-4



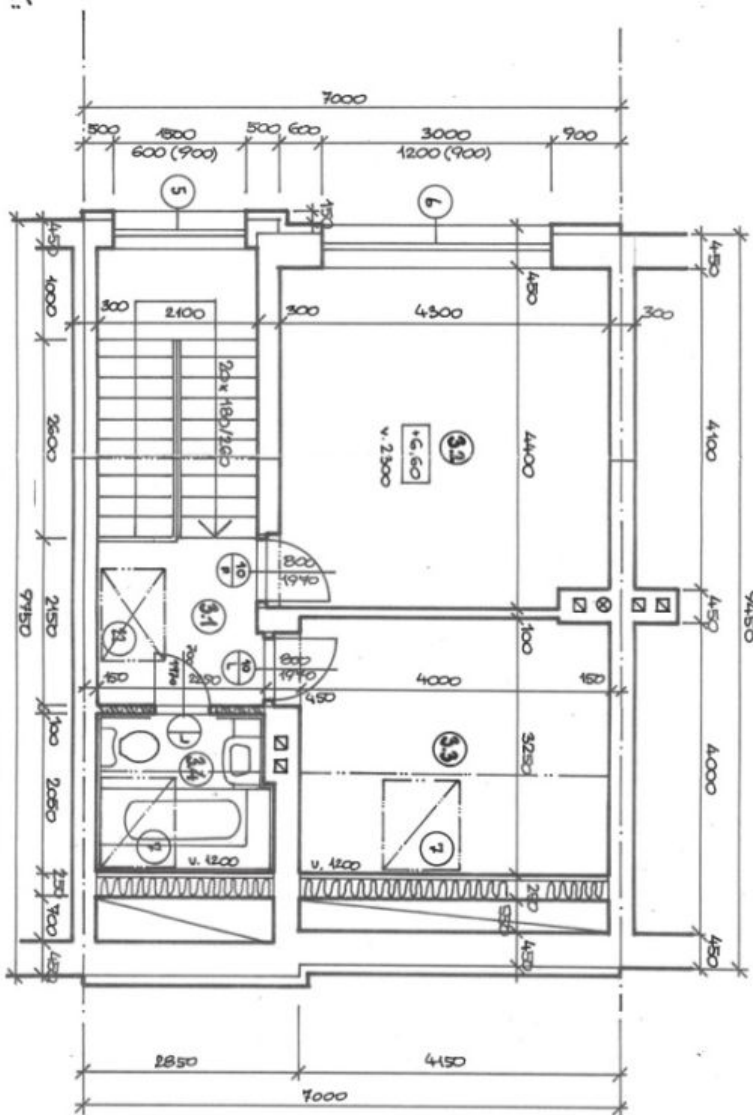
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ODKAZ	POPIS	POCET M <sup>2</sup>	POBILNA	OHŮTKA	POZNAČKA
3.1	OCHOBA + SCHODY	42,22	KER. DL.	VÁŠ ŠTĚ.	SCHODY BŘEVNOVĚ
3.2	LOŽNICE III.	18,74	KOVAN.	—	—
3.3	ŠATNA	15,00	KOVAN.	—	—
3.4	KOUPELNA + WC	4,79	KER. PL.	—	BILANU. ČARUAD v. 2000

TABULKA MÍSTNOSTÍ:



Ulice: Ladronky  
 Kancelář: 0933141211  
 M. H. 2011



STAVBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEVNOV			
PROJEKTANT:	JANA KRYSKA	INVESTOR:	EVGENY A YULIA BOBKOVI
DATUM:	03/2015	FORMÁT:	2x A4
HEZTYK:	1:50	PODKROVÍ	A-B