



House Four-bedroom (5+kk)

Ask for price

220 m², Praha 6, Břevnov, U Ladronky





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Plot	301 m ²
Foot print	125 m ²
Garden	176 m ²
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.

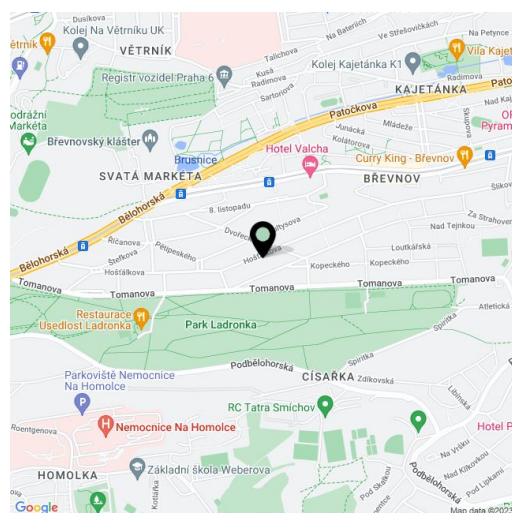
On the ground floor, there is a living room connected to a kitchen and **winter garden**, where there is also a dining room with a sliding glass wall facing the garden, a staircase hall, a vestibule, a guest toilet, and a corridor with **storage space for bikes**. On the 1st floor, there is a bedroom 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 m², built-up area 122 m², garden 179 m², land 301 m².

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

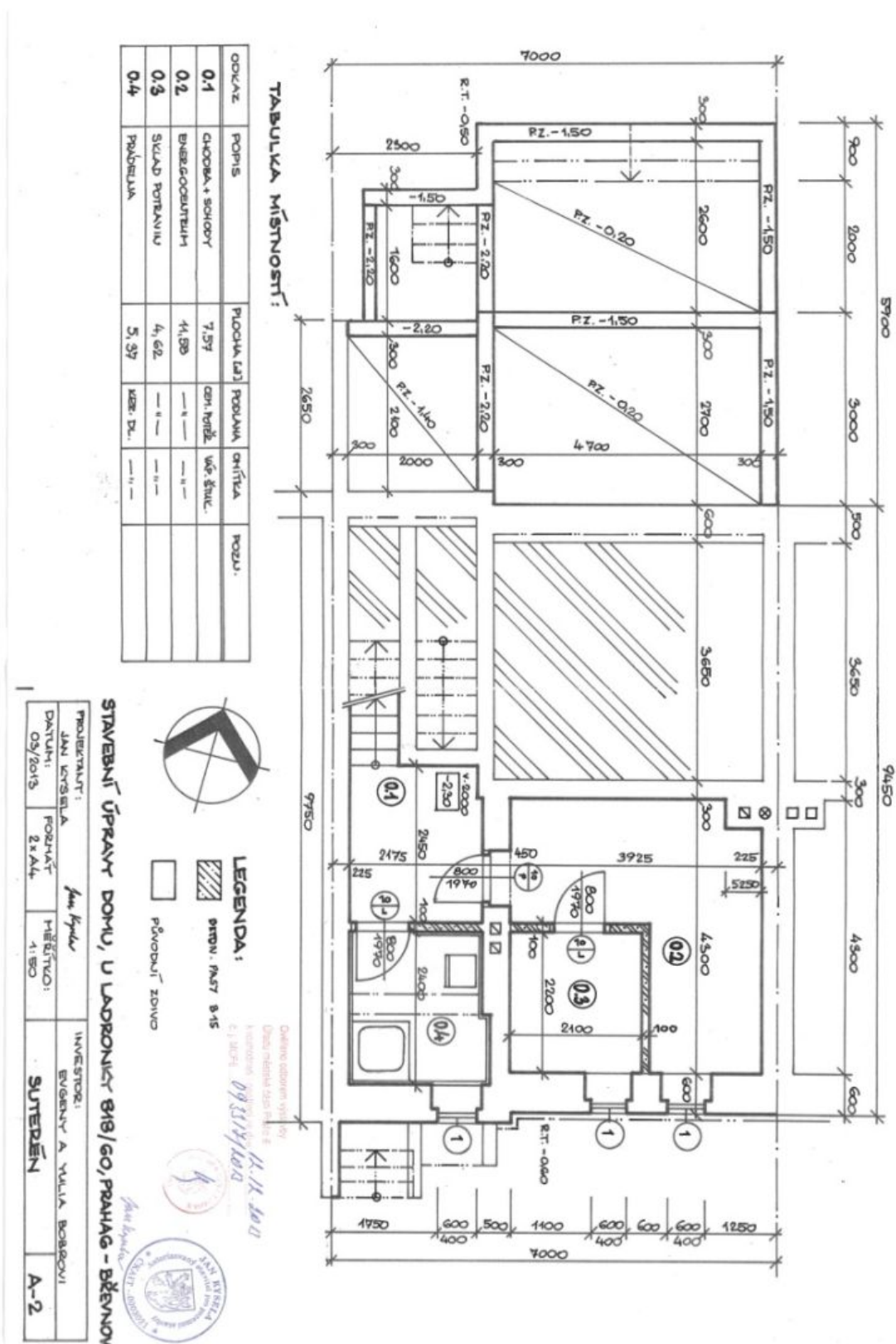




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TABULKA MÍSTNOSTÍ:

ODKAZ	POPIS	PLOCHA [m ²]	POBILNA	OHŘÍVA	POZUJ.
0.1	CHODBA + SCHODY	7,57	—	—	—
0.2	ENERGOCENTRUM	41,88	—	—	—
0.3	SKLAD POTRAVIN	41,62	—	—	—
0.4	PŮBILNA	5,97	—	—	—

STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEŇNOV

PROJEKTANT:	JAN KRŠEJLA	INVESTOR:	EVGENY A VILJA BOBROVI
DATAŇÍ:	03/2013	FORMÁT:	2x A4
		HEŘTVO:	1:50
		SUTEDĚŇ:	A-2

LEGENDA:

- STŘEŠNÍ PAVT 8-15
- PŮVODNÍ ZDIVO

Osobně odobren výtisk
Dle měřítka 1:50 str. 8

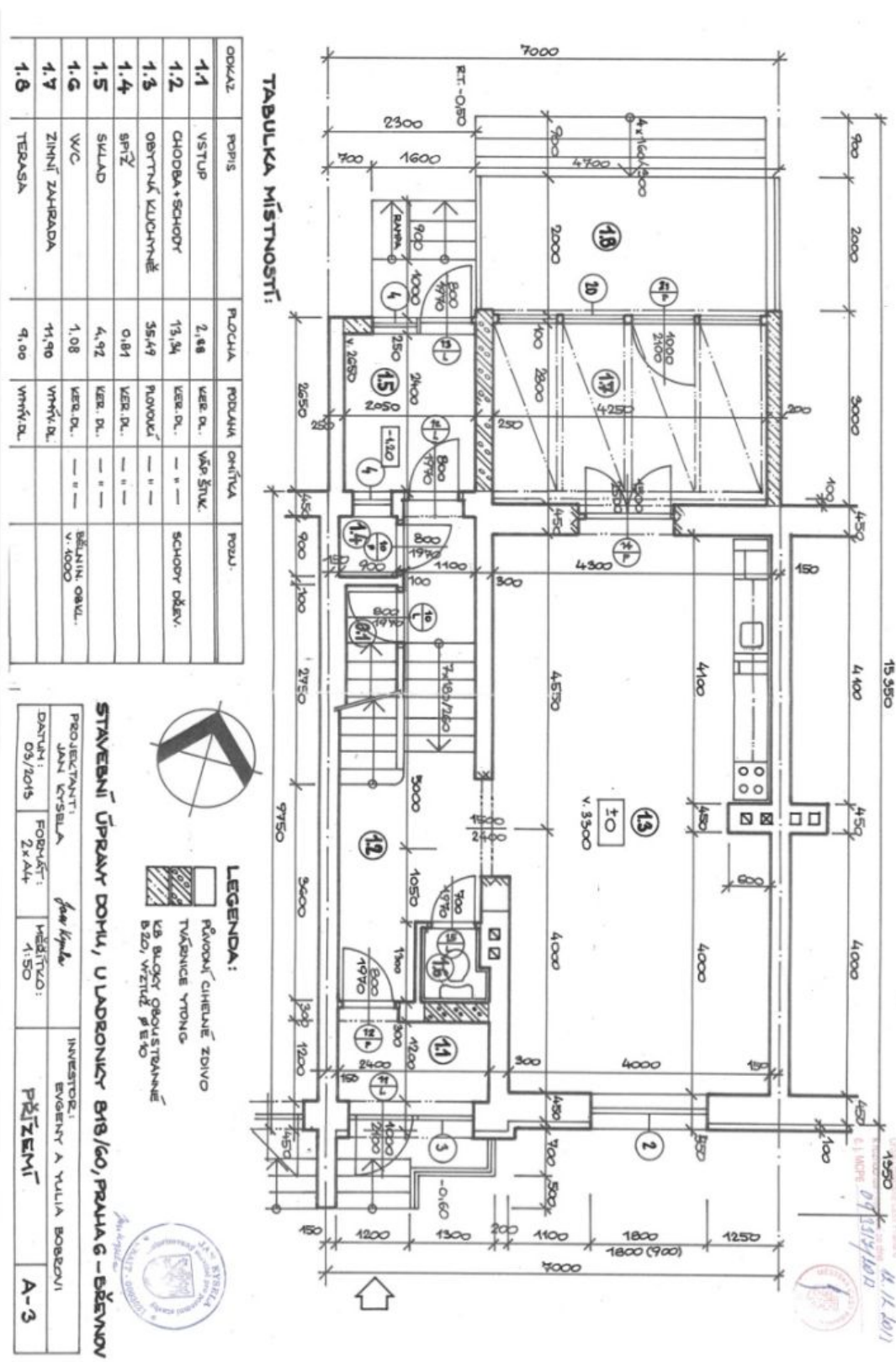
Architekt: H. H. Šedý
Stavby: J. H. Šedý



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ODKAZ	POPIS	POCITA	ROBUKA	OHŘÍVA	POUČ.
1.1	VSTUP	2,48	KER. DL.	VÁP. ŠTUK.	
1.2	CHODBA+SCHODY	13,34	KER. DL.	— " —	SCHODY DŘEV.
1.3	OBYTNÁ KUCHYŇNĚ	35,49	ROVNOUČ.	— " —	
1.4	SPRŮŽ	0,81	KER. DL.	— " —	
1.5	SVLAD	4,92	KER. DL.	— " —	
1.6	WC	1,08	KER. DL.	— " —	BĚLNIN. OBLV. v. 4000
1.7	ZINNÍ ZAHŘADA	11,90	VHŇV. DL.	— " —	
1.8	TERASA	9,00	VHŇV. DL.	— " —	

STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 – BŘEVNOV

PROJEKTANT: JANA KRŠIBLA
 DÁNUN: 05/2015
 FORULAT: 2x A4
 MĚŘITVO: 1:50
 INVESTOR: EBENRY A VILIA BOBEUVI
 PŘÍZEMÍ
 A-3

LEGENDA:
 PÁVONÍ CHEKUNĚ ZDIVO
 TVÁŘNICE YTONG
 KB. BLOKY OBLOUŠTRANNĚ B20, VETIČ P E10

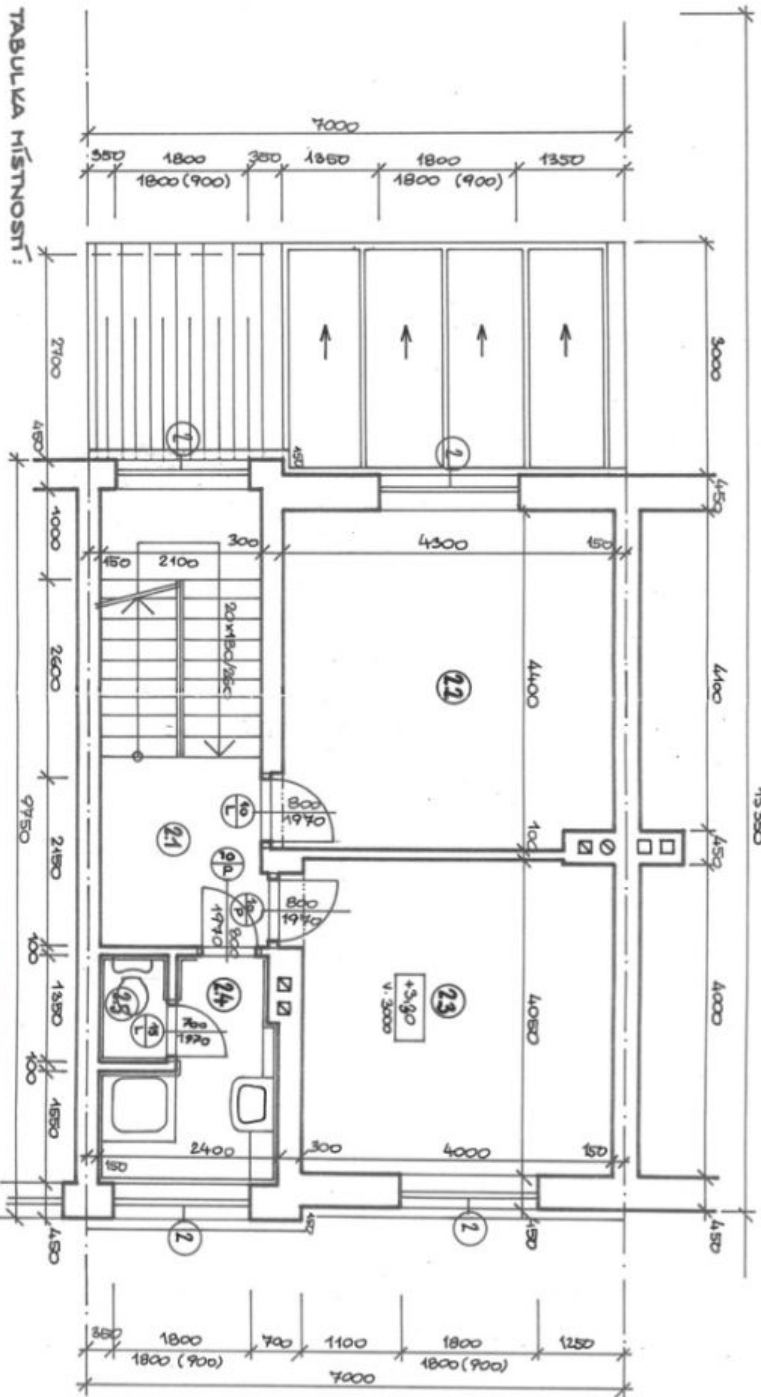


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ODKAZ	POPIS	PROCHA [m ²]	PROJAVNA	OKRATVA	POZU.
2.1	CHODBA + SCHODY	12,22	KER. DL.	VAP. ŠLIK.	SCHODBIČÍ DESK.
2.2	LOŽNICE 1.	15,74	KOVRAL.	—	—
2.3	LOŽNICE 1. (PRACOVNA)	15,17	KOVRAL.	—	—
2.4	KOUPELNA	6,05	KER. DL.	—	ŽELIŽN. OBKL. V. 2000
2.5	WC	1,22	—	—	—



TABULKA MĚŘENÍ:



Architektonická kancelář
 Ing. Jan Krásl
 112 1017
 09111912015



STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEVNOV	PROJEKTANT:	INVESTOR:
	JAN KRÁSL	EVGENY A YULIA BOBZOV
	DATA: 03/2015	
	FORMÁT: 2x A4	
	HEBTIČKA: 1:50	
		1. PATRO
		A-4



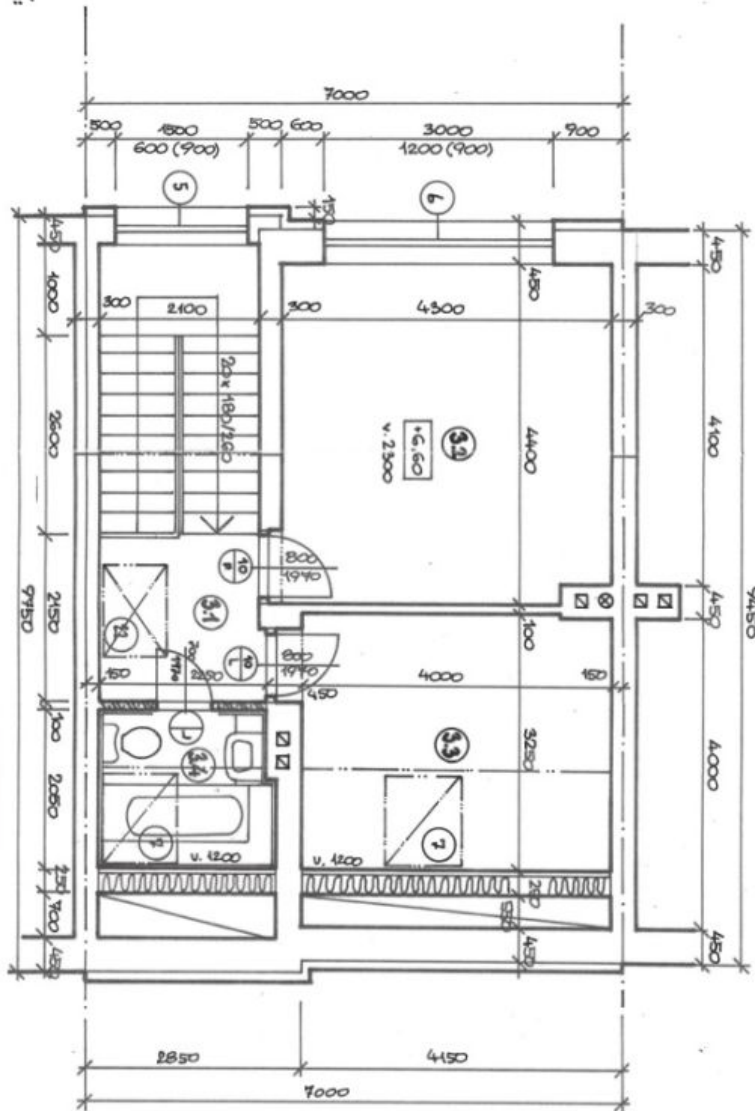
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ODKAZ	POPIS	POBILNA	ONITKA	POZNAČKA
3.1	OCHOBA + SCHODY	42,22	VER. D.L.	SCHODY BŘEVNOVĚ
3.2	LOŽNICE III.	18,74	KOVBAL.	
3.3	ŠATNA	15,00	KOVBAL.	
3.4	KOUPELNA + WC	4,79	VER. D.L.	BILANU. GARUAD v. 2000

TABULKA MÍSTNOSTÍ:



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



Ulice vedoucí směrem
 k odpočinku
 číslo: 093304/1801
 11. 11. 2011

