



Apartment Two-bedroom (3+1)

Sold

105 m², Prague 6, Břevnov, Šermířská





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Total area	118 m²
Floor area*	105 m²
Balcony	13 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33860

This very bright apartment with a covered balcony and unique views of Prague is situated on the 1st floor of a modern townhouse designed by the A69 studio with a 24-hour reception, security, underground parking, an elevator, and a private garden with private access to Kinsky Garden.

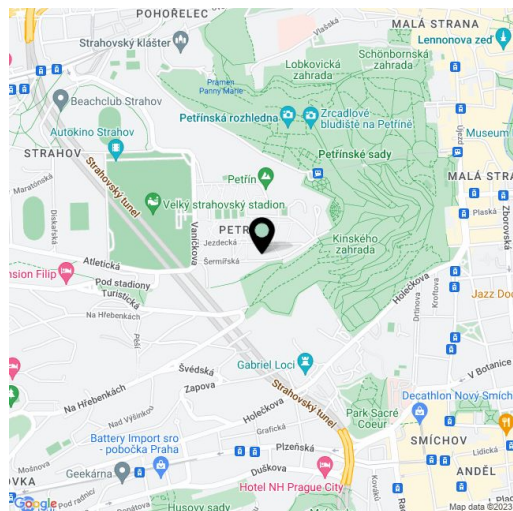
The interior includes a kitchen with a dining area and French windows **facing the greenery**, a living room, and a master bedroom with a south-facing **balcony overlooking the garden**, a second bedroom, a bathroom (**with a massage bathtub**, 2 sinks, a bidet, and a toilet), a spacious utility and storeroom, a guest toilet, an entrance hall, and a foyer.

Throughout the apartment there are **wooden floors** (glass mosaic in the bathroom), the large floor-to-ceiling windows are also wooden. Facilities also include a security entrance door, a complete kitchen with built-in appliances (gas cooker, **Siemens** electric oven), and many built-in wardrobes. Heating is by floor convectors. The purchase price includes a **garage parking space and a cellar**.

The quiet location on the border of Prague 5 and 6 near the Strahov Stadium offers a wide range of walking and **sports opportunities** in the greenery. On foot, you can walk to Petřín Hill and Ladronka Park. Complete amenities are within a short driving distance. Buses from the nearby stop provide connections to both line A and B metro stations (Dejvická, Karlovo náměstí, or Anděl). There is also a direct bus link to the airport.

Interior 105.14 m², balcony 12.41 m².

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



* 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.