



## Apartment Three-bedroom (4+kk)

Sold

159.93 m<sup>2</sup>, Prague 6, Břevnov, Šlikova





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Total area	166 m²
Floor area*	160 m²
Terrace	6 m²
Parking	-
Cellar	Yes
Service price	4 027 CZK monthly
PENB	G
Reference number	34915

This bright duplex apartment with a terrace, offering unobstructed views of the St. Vitus Cathedral, the Břevnov Monastery, the Střešovice neighborhood, and the surrounding area is part of a completely renovated residential building located in the Tejnka urban conservation area with a unique atmosphere and a long history of settlement dating back to the Middle Ages.

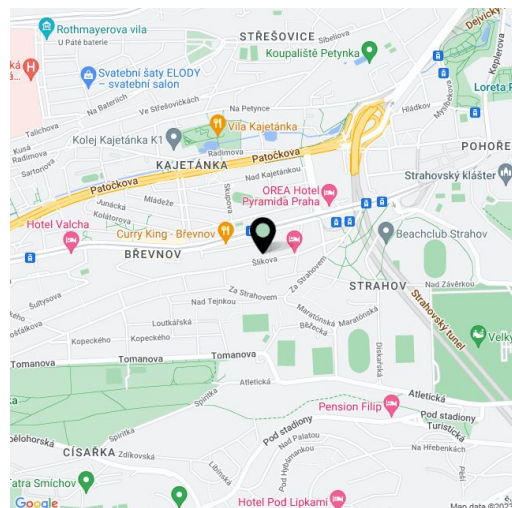
The entry level on the 3rd floor consists of a spacious living room with a **fireplace** and an open plan, minimalist kitchen, a bedroom, a large entrance hall, a toilet, and storage space under the staircase. On the upper floor, there are 2 bedrooms, a bathroom, and a gallery with access to the **terrace with breathtaking views**, and when visibility is good the **peaks of the Bohemian Highlands Protected Landscape Area**.

The lush interior is made cozy by the **wooden floors** and **exposed beams**. Thanks to a large number of Euro windows and skylights, plenty of natural light flows into the apartment. The ceiling in the living room that is open up to the roof creates a feeling of absolute freedom. The building has been reconstructed; there is no elevator.

The side street, where the building stands, is parallel to the popular Břevnov Bělohorská Street with its many shops and tram stops. The location is perfectly accessible (the ride from the city center takes less than 20 minutes), and all services are within easy walking distance. In addition to shops, restaurants, and cafes, it is also close to kindergartens and elementary schools, a health center, and many sports venues. The **Prague Castle**, **Petrin Hill**, or **Ladronka Park** are all within walking distance and the **Břevnov Monastery Garden** is nearby.

Interior 165.95 m², terrace 6.02 m², cellar 3.3 m².

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



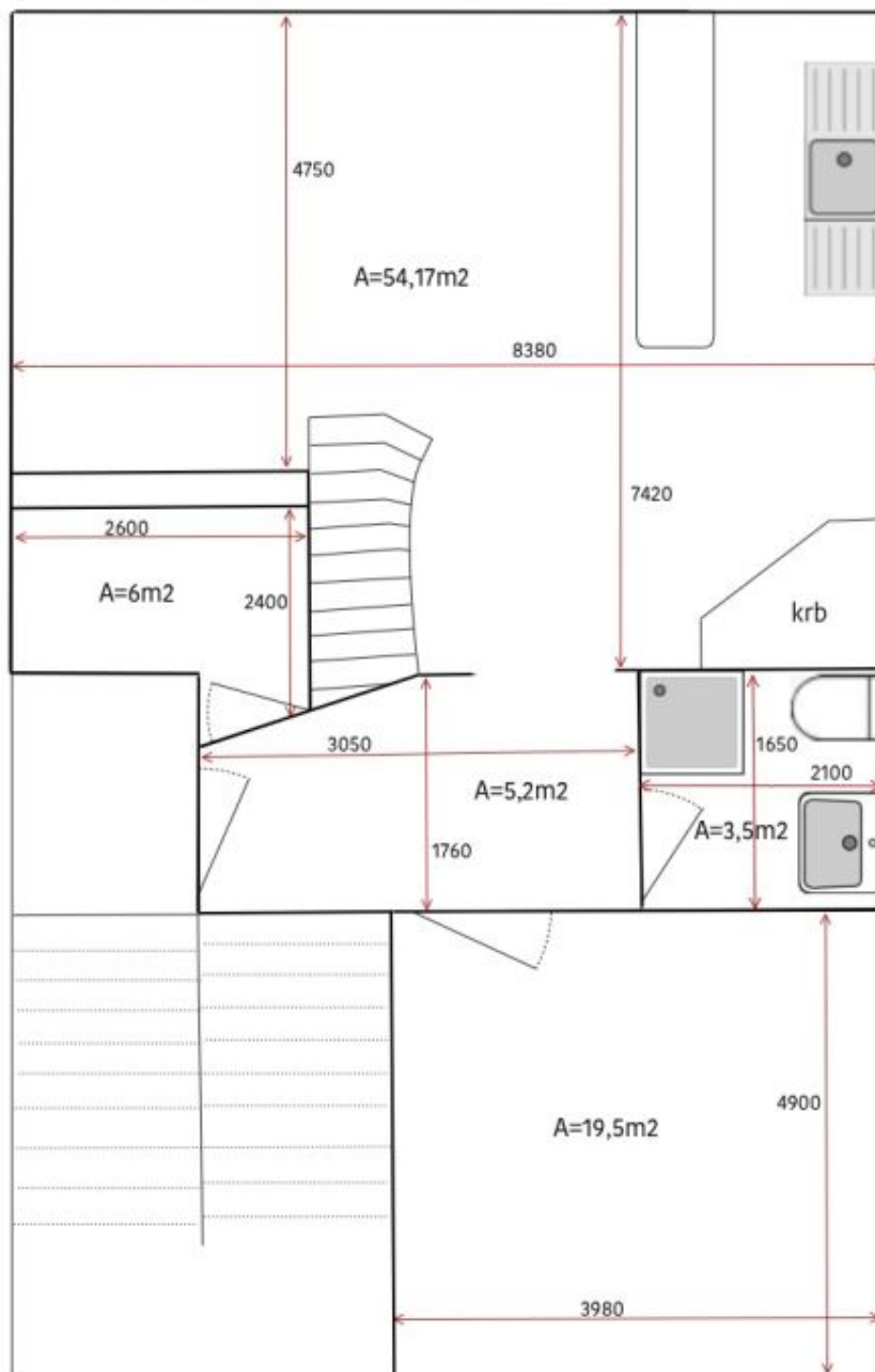
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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