



## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Praha 6, Břevnov, Za Strahovem





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Total area	57 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	38180

**Apartment with lifelong easement in gross. It is not possible to finance the purchase with mortgage.**

**A perfect investment opportunity to buy a one-bedroom apartment with high ceilings in its original condition, which is located on the 3rd floor of an apartment building standing on a quiet one-way street in an attractive spot in Prague 6 - Břevnov within walking distance of the Prague Castle. The unit has a share of the commercial space in the building.**

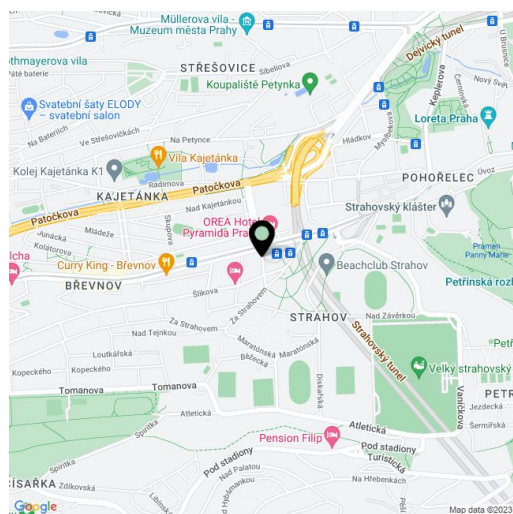
The area of the **southeast-facing bright apartment** is divided into a large main room (27.7 sq. m.) and a kitchen (13.3 sq. m.) with views the **mature tree** in the **courtyard**. There is also a bathroom with a toilet, a hallway, a pantry, and a closet. The layout can be adjusted—the living room with a kitchen can be in a separate room that faces the street, allowing for the creation of a bedroom that overlooks the courtyard.

The interior has retained its **original craftsmanship elements** - parquet floors, coffered doors, and casement windows. Heating is provided by gas WAW stoves. The apartment needs to be reconstructed; only the electric boiler is new. The unit comes with a **large cellar**. The building is in very good condition; a new elevator has been installed and the apartment **owners have a share** in the revenue from the commercial space on the ground floor.

A lucrative location near **Prague Castle, Strahov**, and the main Břevnov **Bělohorská Street**. In the immediate vicinity, there are restaurants, cafes, shops, a pharmacy, and a cinema. From the nearby Marjánka tram stop, the ride to the Hradčanská metro station takes 10 minutes, and to the city center only 15 minutes. The surrounding area offers many opportunities for **sports activities and pleasant walks**. Sports hall, a swimming pool, tennis courts, a football stadium—everything is within walking distance. The large **Petřín Park** is a good place for walks; **Ladronka** or the **Břevnov Monastery Garden** are close-by.

Interior 56.6 m<sup>2</sup>, cellar.

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.