



## Apartment Two-bedroom (3+kk)

103.66 m², Prague 6, Břevnov, Za Strahovem

€ 667 852 | CZK 16 900 000





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Total area	190 m²
Floor area*	104 m²
Terrace	87 m²
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	8 584 CZK monthly
PENB	B
Reference number	42473

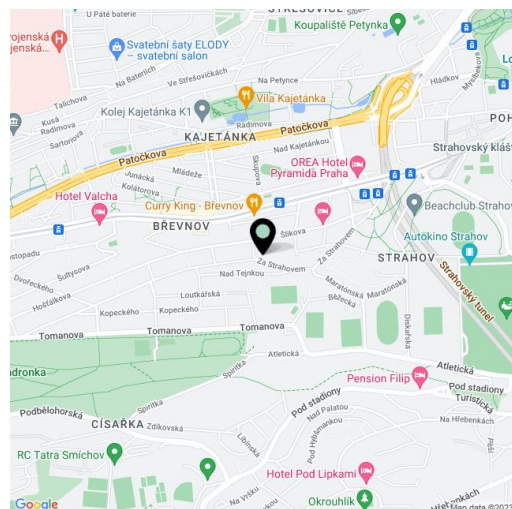
This bright, air-conditioned duplex apartment with a large roof terrace and 2 garage spaces is located in a residential project with a shared garden. The building is set in a quiet street in an attractive location between the park and the Tejnka monument zone, not far from Ladronka Park, the Hvězda nature reserve and Prague Castle.

The apartment on the 3rd and 4th floors, accessible by **elevator**, consists of a living room with an open kitchen and dining room, a bedroom, a **dressing room**, a bathroom (bath with shower screen, toilet), a utility room and an entrance hall. Upstairs is a second bedroom, a bathroom (shower, toilet) and a gallery with access to a **terrace** offering a nice **view of the surrounding area**.

The house was completed in 2017. Part of the equipment of the apartment is **air conditioning**, French Euro windows with blinds and skylights (some with remote control), **wooden floors**, large-area tiles, security entrance door, optical cable, and built-in kitchen appliances, including dishwasher or induction cooker plates. Central heating and water heating. The apartment includes **2 garage spaces** and a **cellar cubicle**.

A very **pleasant location** with lots of **greenery**, **historical monuments** and all civic amenities, especially **sports fields**. Within walking distance are a state and private elementary school, kindergarten, polyclinic, supermarket and many small shops, restaurants and cafes. The city center is conveniently accessible by tram from a nearby stop while traveling by car has the advantage of a quick connection to the tunnel complex and the Prague Ring Road.

Floor area 103.66 m², terrace 86.72 m².



\* 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.