



## Apartment One-bedroom (2+kk)

Sold

70.5 m<sup>2</sup>, Prague 6, Břevnov, Bolívarova





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|                  |                   |
|------------------|-------------------|
| Total area       | 71 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| Service price    | 2 200 CZK monthly |
| PENB             | G                 |
| Reference number | 42842             |

This west-facing apartment is located on the 1st floor of a modern apartment building in Prague 6 – Břevnov, near the Hvězda Nature Reserve and the Řepy Active Forest Park, in a location with excellent tram connections to the city center.

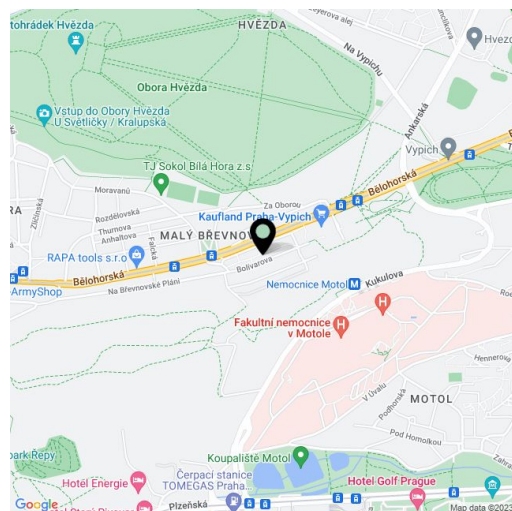
The apartment consists of a living room with a kitchen and dining room, 1 bedroom with a **walk-in wardrobe**, a bathroom (bathtub with a shower screen, toilet, sink, connection for a washing machine), and a foyer. The windows provide **nice views** of a landscaped, green residential area.

The building with an **elevator** was completed in 2012. Facilities include laminate floors, **wooden Euro windows**, a security entrance door, and heating by a Vaillant gas boiler. The kitchen is fully equipped with built-in appliances. Parking is possible on the street in front of the building.

There is a supermarket or restaurant in the area. A few steps lead to the **Hvězda Nature Reserve**, the **Řepy Active Forest Park**, and other large green areas suitable for walking, jogging, walking dogs, and cycling. **Ladronka Park with an inline track or tennis courts** is also nearby. The place is perfectly accessible; a tram stop is right next to the building and the direct route to the city center takes about 20 minutes. By car, you can quickly connect to the Prague Ring Road and the tunnel complex or drive to the airport.

Interior 66,3 m<sup>2</sup> (usable area 70,5m<sup>2</sup>)

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



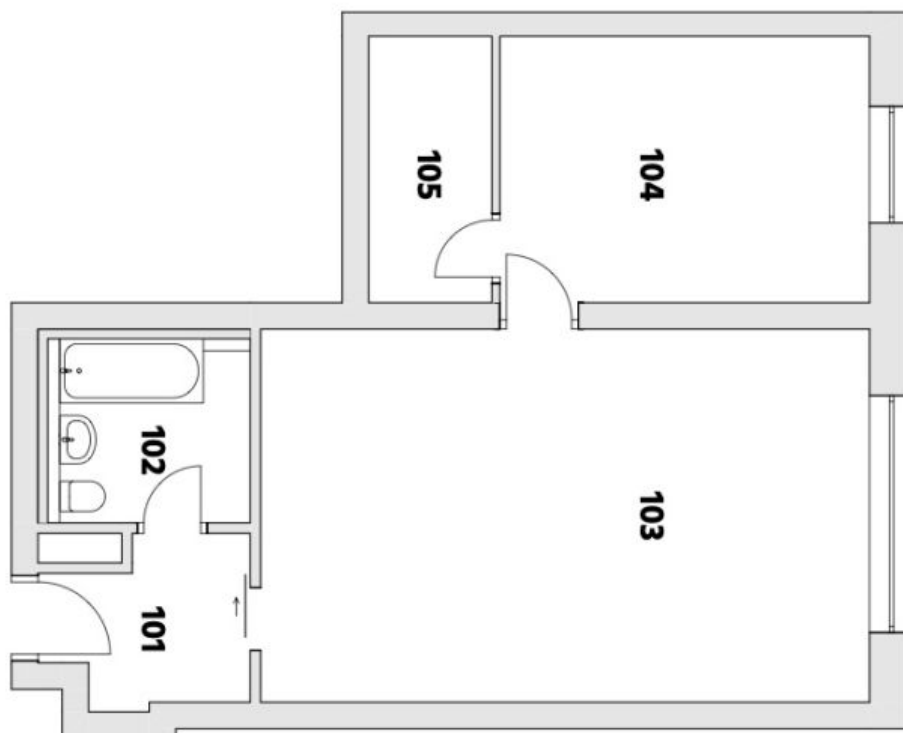
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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|     |                             |                      |
|-----|-----------------------------|----------------------|
| 101 | vstupní hala                | 4,75 m <sup>2</sup>  |
| 102 | koupelna                    | 5,43 m <sup>2</sup>  |
| 103 | obývací pokoj<br>+ kuchyňně | 35,16 m <sup>2</sup> |
| 104 | ložnice                     | 15,30 m <sup>2</sup> |
| 105 | šatna                       | 5,1 m <sup>2</sup>   |
|     |                             | 65,74 m <sup>2</sup> |

Podlahová plocha podle NV č. 366/2013 Sb.  
**70,5 m<sup>2</sup>**