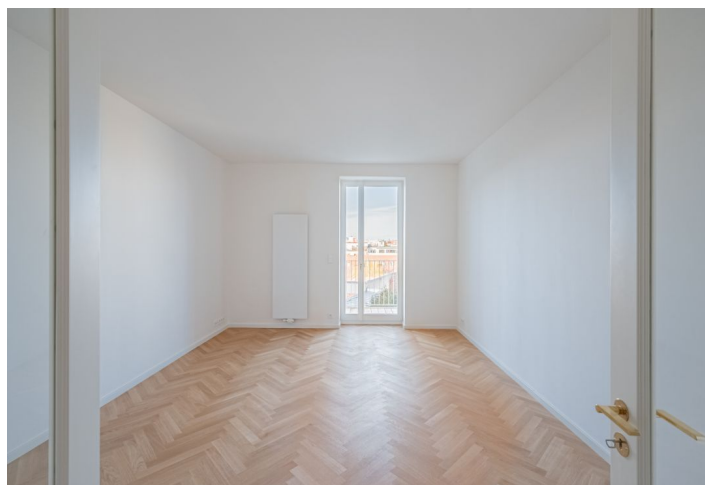




## Apartment One-bedroom (2+kk)

€ 354 286 | CZK 8 990 000

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





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Total area	52 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	43804

We exclusively offer for sale this elegant, airy, high-standard apartment that is part of the Šlikova 16 boutique residence, an apartment building from the beginning of the 20th century that is currently being completely reconstructed. It is located on a side street in a beautiful part of Prague 6 in Břevnov, in the immediate vicinity of the Tejnka historical monument zone and within walking distance of Prague Castle or Petřín Hill.

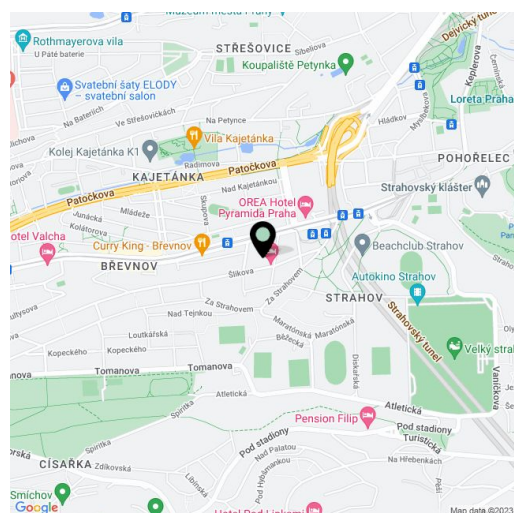
The area of the apartment on the 2nd floor consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a bathtub and toilet), and a foyer. The living room has access to the terrace facing a quiet courtyard.

The high-standard facilities include herringbone pattern oak parquet floors, designer WOW hexagon tiles, brand-name sanitary ware, security wooden panel entrance doors, double-wing panel interior doors to the living room, and full rebateless doors to the bedroom and bathroom, all with brass handles and magnetic locks. Windows are wooden with insulated triple-glazed panes, and the surface of the terrace is made of larch wood. The building with elegant common areas has a modern elevator and a refurbished stone staircase, while a video intercom contributes to comfort and safety.

This great location in Prague 6 is easily accessible by public transport and by car. There are plenty of cafes and restaurants, a supermarket and farm produce shops are in the immediate vicinity, and numerous sports fields are within easy reach. Ladronka Park, Velká Strahovská Garden, the Petřín Gardens, or the Hvězda game reserve are all nearby. The ride to the city center takes about 15 minutes by tram from the nearby stop, it's possible to reach the Hradčanská metro station in less than 10 minutes, and you can quickly reach the airport by car as well as drive through a tunnel complex or exit the metropolis via the Prague Ring Road.

Floor area 47.8 m<sup>2</sup>, terrace 3.8 m<sup>2</sup>.

For more information, please visit the project website [www.slikova16.cz](http://www.slikova16.cz).



\* 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.



# Apartment One-bedroom (2+kk)

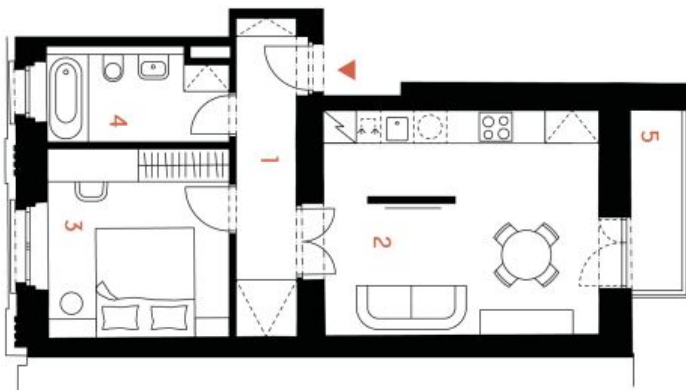
€ 354 286 | CZK 8 990 000

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

\* Podlahová plocha bytů je vypočtena v souladu s Nariadením vlády č. 386/2013 Sb. a tvoří ji podlahová plocha všech místností, které jsou součástí bytu, včetně balkonů, teras a výtahů. Dle platných předpisů je podlahová plocha vypočtena z celkové podlahové plochy (tj. včetně plochy výtahové šachty a plochy výtahové kabinové). Vybavení zahrnuje (nabídky, kuchyňská linka apod.) měno uvedené a standardy mají součástí dle obvyklých a měno pouze ilustrační charakter.



0 1m 2m 5m



ŠLIKOVÁ 16

## Byt č. 6 2+kk | 2. NP

1	Chodba	6,6 m <sup>2</sup>
2	Obývací pokoj s kuchyní	21,7 m <sup>2</sup>
3	Pokoj	11,3 m <sup>2</sup>
4	Koupelna s WC	5,5 m <sup>2</sup>

Užitná plocha 45,1 m<sup>2</sup>  
Podlahová plocha\* 47,8 m<sup>2</sup>

5	Terasa	3,8 m <sup>2</sup>
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Celková plocha 51,6 m<sup>2</sup>

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