



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	82 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	43822

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. Expected completion date: end of 2023. The buyer pays 10% of the purchase price after signing a future purchase contract, and the remaining 90% is due after the approval of the apartment.

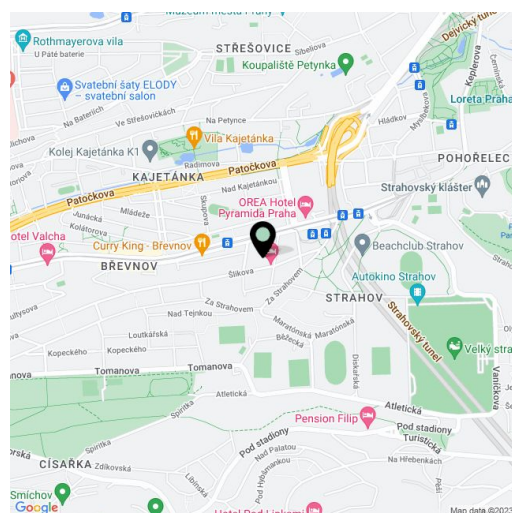
The area of the apartment on the 3rd floor consists of a living room with a preparation for a kitchen, two bedrooms, a bathroom (with a bathtub and toilet), a separate toilet and a foyer. The living room has access to the terrace facing a quiet courtyard.

The high-standard facilities included 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. The apartment comes with a storage room on the mezzanine.

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 72.9 m<sup>2</sup>, terrace 8.6 m<sup>2</sup>, storage room 1.5 m<sup>2</sup>.

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



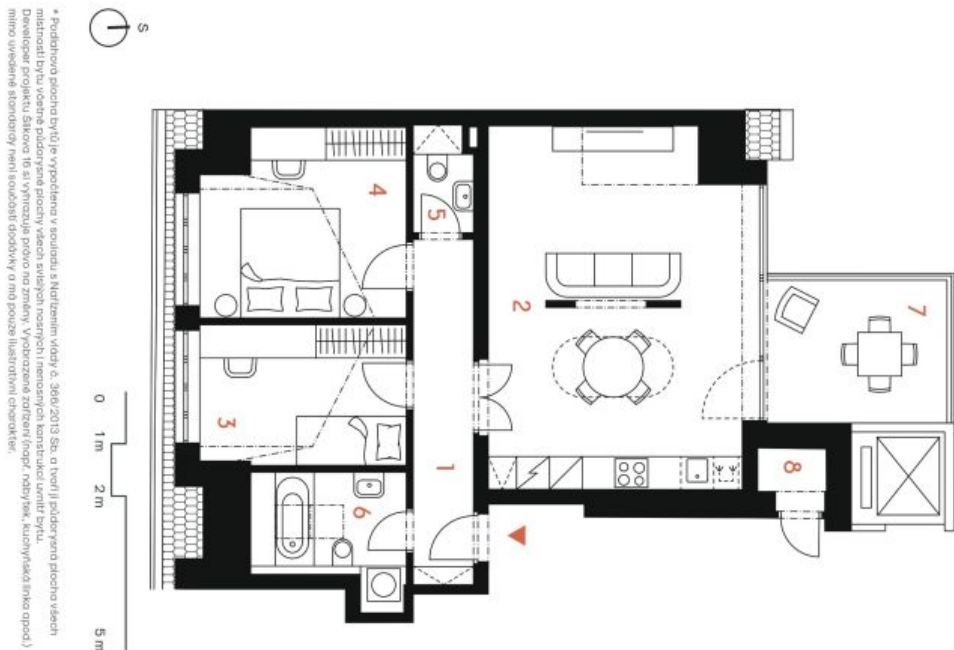
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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\* Podlahová plocha bytů je vypočítána v souladu s Nariadením vlády č. 386/2013 Sb. a tvoří ji podhledová plocha všech místností včetně balkonů a teras. Plocha je vypočítána podle výměry, která je uvedena v katastrálním listu. Dle platné legislativy je plocha na zemi. Vybavení zařazení (nauč. nábytek, kuchyňská linka apod.) mimo uvedené státní úřední soupisové doklady a má pouze ilustrativní charakter.



ŠLIKOVA 16

## Byt č. 9 3+kk | 4. NP

1	Chodba	6,9 m <sup>2</sup>
2	Obývací pokoj s kuchyní	31,8 m <sup>2</sup>
3	Pokoj	9,6 m <sup>2</sup>
4	Pokoj	12,6 m <sup>2</sup>
5	WC	2,0 m <sup>2</sup>
6	Koupelna s WC	5,8 m <sup>2</sup>

Užitná plocha 68,7 m<sup>2</sup>  
Podlahová plocha\* 72,9 m<sup>2</sup>

7	Terasa	8,6 m <sup>2</sup>
8	Komora	1,5 m <sup>2</sup>

Celková plocha 83,0 m<sup>2</sup>

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