



## Apartment One-bedroom (2+kk)

Sold

84.5 m<sup>2</sup>, Prague 6, Břevnov, Kochanova





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Total area	90 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	103102

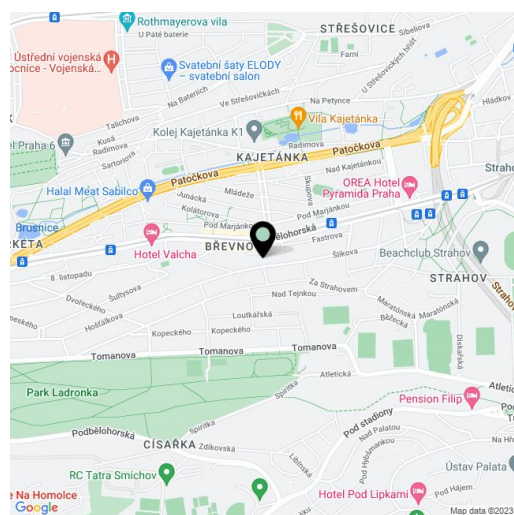
**This well-equipped, air-conditioned apartment with a balcony and wonderful views of the city is located on the top floor of a boutique residence created out of a historic apartment building standing on the corner of two quiet side streets in Prague 6 - Břevnov, near Ladronka Park, Strahov, and Bělohorská Street.**

The area of the apartment is divided into a living room with a kitchen and an **east-facing balcony**, a west-facing bedroom with a **dressing room**, a bathroom (bathtub, shower, toilet, bidet, **French window**), and a foyer.

The **high standard facilities** include hardwood **bleached oak floors**, matching ceiling beams, as well as large-format Refin Design industry tiles in **Oxyde dark color**, **LG Artcool air-conditioning**, **Laufen** sanitary ware, and **Gessi Emporio Via Manzoni** chrome faucets, Lipovica Plano designer radiators, a **videophone**, and a practical **master key system**. A **cellar cubicle** belongs to the apartment. The renovation of this elegant building with **elegant common areas** was completed in 2016. **No elevator**.

**This nice and quiet place** in the **Prague-Tejnka** city heritage zone is located within a comfortable walking distance of everything you need. There are shops, restaurants, cafes, and medical services on nearby Bělohorská Street. A tram stop is about a 4-minute walk from the building. There are also numerous sports fields in the vicinity. The nearby **Strahov and Ladronka parks** offer **outdoor activities**, and the **Břevnov monastery garden** is perfect for leisurely strolls.

Floor area including cellar 84.3 m<sup>2</sup>, balcony 4.6 m<sup>2</sup>, cellar 2.2 m<sup>2</sup>.



\* 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.