



## Apartment Two-bedroom (3+1)

Sold

88.6 m<sup>2</sup>, Praha 6, Břevnov, Závěrka





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Total area	93 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 759 CZK monthly
PENB	E
Reference number	103905

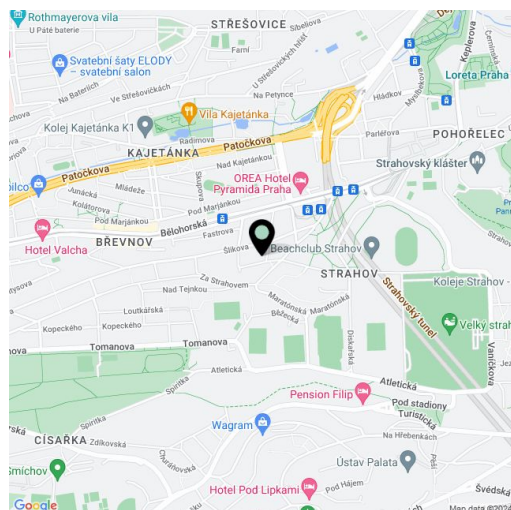
This bright apartment with a balcony and wonderful views of a garden is located on the 1st floor of a well-maintained historic apartment building with a new elevator, on a quiet street in a picturesque part of Prague 6, Břevnov, near Ladronka Park and Břevnov's main Bělohorská Avenue, lined with cafes, shops, and restaurants.

The practical layout offers a living room with a **sunny balcony** facing the courtyard, a kitchen with a dining area, 2 bedrooms, a bathroom (with a shower and toilet), a separate toilet, and an entrance hall. The windows of one bedroom face the courtyard, and the other the street.

**Wooden floors** give the apartment a cozy feel, while **large south-facing windows** let in plenty of daylight. The entrance door is security; heating is provided by a gas boiler. The kitchen is equipped with built-in appliances, including a dishwasher (45 cm) and an induction hob. Residents of the building can use the **landscaped common garden** in the courtyard.

A pleasant place on a **quiet street in the Tejnka city heritage zone**, close to a tram stop offering quick connections to the city center. A 10-minute walk from **Prague Castle**, close to **Ladronka Park**, the **Great Strahov Garden**, and the adjoining **Petrín Gardens**. Another advantage is its quick access to the airport and the proximity of several prestigious schools.

Floor area 88.6 m<sup>2</sup>, balcony 4.84 m<sup>2</sup>.



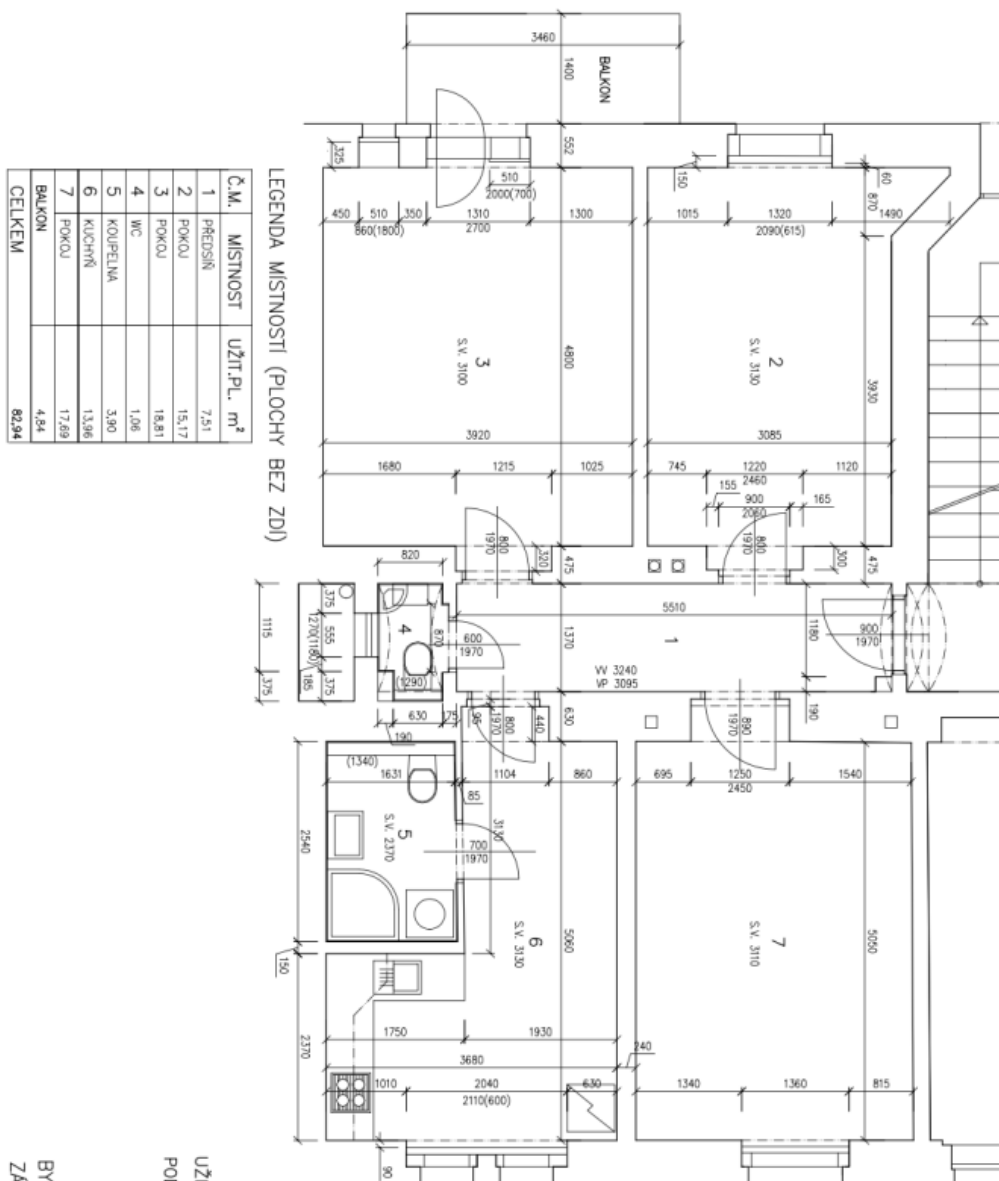
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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UŽITNÁ PLOCHA BYTU 82,94m<sup>2</sup>  
PODLAHOVÁ PLOCHA BYTU 88,62m<sup>2</sup>

BYT Č.4 – 2.NP  
ZÁVĚRKA 399/7, PRAHA 6–BŘEŇNOV  
M 1:50  
A3