



## Apartment Five-bedroom (6+1)

231.16 m², Prague 6, Břevnov, Závěrka

€ 1 132 915 | CZK 28 000 000





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Total area	241 m²
Floor area*	231 m²
Balcony	10 m²
Parking	Garage parking
Garage	Yes
Cellar	-
Service price	6 474 CZK monthly
PENB	G
Reference number	103907

This incredibly spacious duplex apartment with a practical layout, a sauna, south-facing balconies, impressive views of the Prague skyline, access to a private garden, and a garage parking space is located on the top floors of a historic apartment building with a new elevator. In a quiet area in Prague 6 - Břevnov, near Prague Castle, Ladronka Park, and prestigious schools.

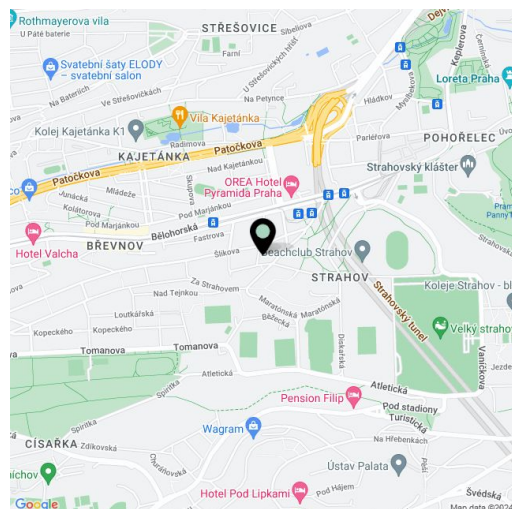
On the entrance level (3rd floor of the building) is a large living room with a **fireplace** and a **sunny balcony** facing the courtyard with a **garden**. The living room is connected to the kitchen with a pantry, and there is also a master bedroom with an en-suite bathroom (shower), another 2 bedrooms, a second bathroom (bathtub, **sauna**), and an entrance hall. In the attic is a bedroom with a **dressing room**, another room, a bathroom (shower), and a large closet. The windows of the apartment offer nice views of the city, including **Prague Castle**.

Floors are **wooden** and the entrance door is security. In addition to the closet and wardrobe, plenty of storage space is provided by a number of built-in wardrobes. Heating is by a gas boiler. The purchase price includes a **garage parking space** in the opposite building, and residents have access to a **common garden** in the courtyard.

This nice place provides everything you need for **comfortable family living**. In the vicinity, there are state and private kindergartens and elementary schools as well as the **J. Kepler high school**, cafes, restaurants, shops, and **sports fields**. **Ladronka Park** is a few steps away and you can walk to the **Břevnov Monastery Garden**, the **Great Strahov Garden**, and the adjoining **Petrín Garden**. A quick connection to the city center is provided by trams from a nearby stop, and by car you can quickly connect to a tunnel complex or drive to the airport.

The apartment is rented for an indefinite period.

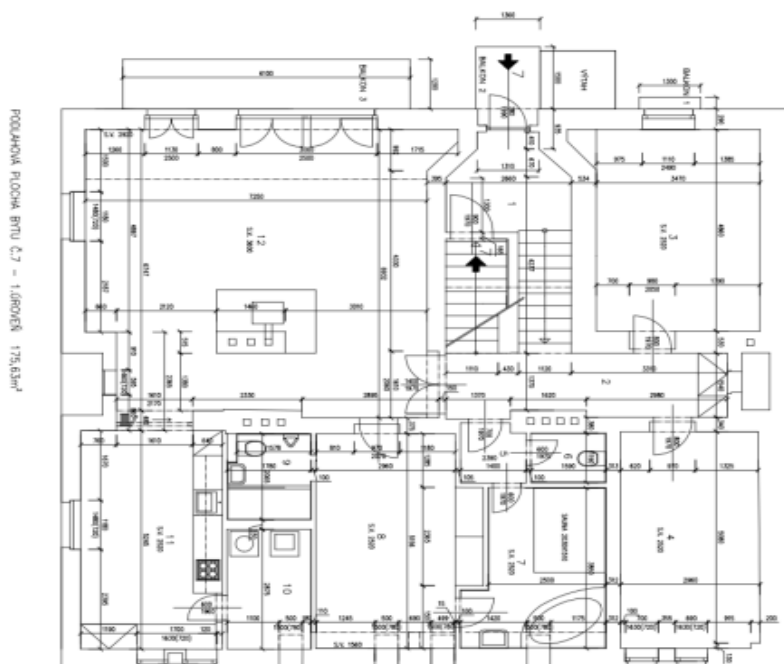
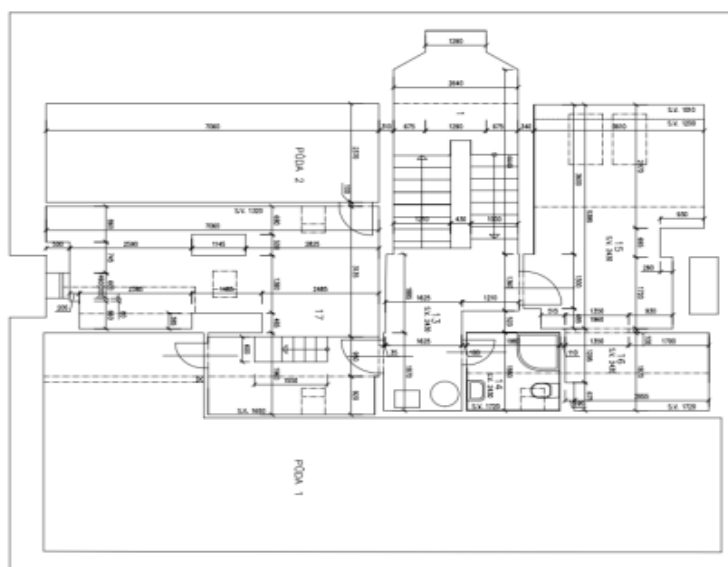
Floor area 213.16 m², balconies total 9.71 m² (7.29 m², 2.04 m², 0.38 m²).



\* 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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POLAHOVA PLOCHA BRU 2,7 = 1.060626 175,63m<sup>2</sup>

POCULUM PLOCHA BRU Č.7 – 2.000/2018 65,24m

LEADERKA MESTNOSTI (PLOŠČINA BEZ ZOO)	ČM <sub>1</sub>	VRHNOVI	LOPLAČA	VRH
1. SVOBODNA	1	1	1	1
2. ČISTOKA	2	2	2	2
3. POKOJA	3	3	3	3
4. POKOJA	4	4	4	4
5. POKOJA	5	5	5	5
6. POKOJA	6	6	6	6
7. POKOJA	7	7	7	7
8. POKOJA	8	8	8	8
9. POKOJA	9	9	9	9
10. POKOJA	10	10	10	10
11. POKOJA	11	11	11	11
12. POKOJA	12	12	12	12
13. POKOJA	13	13	13	13
14. POKOJA	14	14	14	14
15. POKOJA	15	15	15	15
16. POKOJA	16	16	16	16
17. POKOJA	17	17	17	17
18. POKOJA	18	18	18	18
19. POKOJA	19	19	19	19
20. POKOJA	20	20	20	20

4.-5NP - BYT C.7  
ZAFERKA 399/7, PRAMA 6-BREVENON  
M 1:50 A1