



## Apartment Five-bedroom (6+1)

Ask for price

252.07 m<sup>2</sup>, Prague 6, Břevnov, Za Strahovem





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Total area	308 m <sup>2</sup>
Floor area*	252 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Garden	364 m <sup>2</sup>
Parking	3 garage parking spaces
Garage	Yes
Cellar	39 m <sup>2</sup>
PENB	C
Reference number	105479

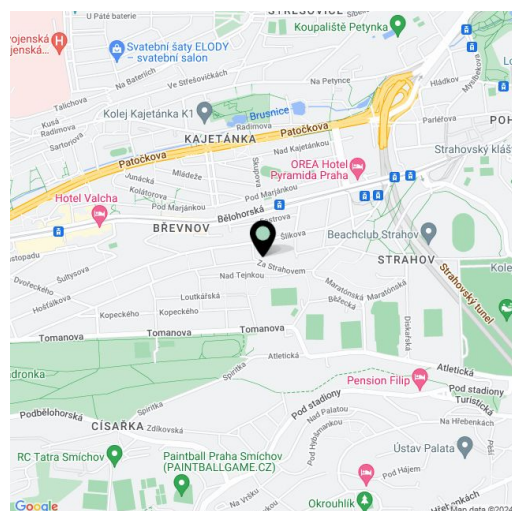
This premium apartment with 4 air-conditioned bedrooms, 2 terraces, and a private garden is part of a beautiful modern new building. The three-story Villa STRAHOV offers its residents a high standard of living in a lucrative area on the border between Hradčany, Střešovice, and Břevnov.

The 252 m<sup>2</sup> apartment is spread out over the entire first floor. It consists of a living room with a built-in gas fireplace, a kitchen with a dining room, a master bedroom with a walk-in wardrobe and en-suite bathroom, 3 additional bedrooms, 2 bathrooms, a separate toilet, and a utility room. It includes a large garden providing maximum privacy, 2 terraces and a bioclimatic pergola, 3 underground parking spaces with the possibility of charging electric cars, and 2 cellars.

Modern and timeless materials were used in the construction of the residence. The tastefully furnished interior is dominated by wooden floors, large-format aluminum windows, clean lines, and glass surfaces. The generously designed kitchen from a renowned studio is equipped with Miele brand appliances, practical storage spaces, including the walk-in wardrobe, were realized by the Poliform leading Italian brand, and the en-suite bathrooms are equipped with high-quality brand-name sanitary ware. User comfort is ensured by air-conditioners in the bedrooms, electrically controlled exterior blinds, and the above-standard ceiling height of 2.9 meters with illuminated false ceilings. Heating is by a gas boiler with a storage tank, and thanks to the recovery system there are no unnecessary heat losses. The garden has an irrigation system.

Villa STRAHOV is located a few minutes' walk from the Ladronka or Královka parks, close to full amenities including schools, restaurants, cafes, and shops. The city center is easily accessible by tram, from a stop only an 8-minute walk away.

Floor area 252.07 m<sup>2</sup>, terraces 26.51 + 13.43 + 15.86 m<sup>2</sup>, garden 270 m<sup>2</sup>, garden on a slope 94 m<sup>2</sup>, cellar 31.74 + 7.61 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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1.NP



1.PP

	m <sup>2</sup>
01 CHODBA	12,74
02 KUCHYNĚ + JÍDELNA	44,52
03 OBÝVACÍ POKOJ	50,73
04 POKOJ	18,44
05 POKOJ 2	22,45
06 POKOJ 3	15,08
07 LOŽNICE	42,86
08 KOUPELNA + WC	9,10
09 KOUPELNA + WC	6,68
10 WC	2,55
11 KOUPELNA + WC	6,08
12 KOMORA	5,34
<b>PLOCHA INTERIÉRU</b>	<b>236,37</b>
<b>HRUBÁ PLOCHA</b>	<b>252,07</b>
13 TERASA 1	26,51
14 TERASA 2	13,43
15 TERASA 3	15,86
ZAHRAVA	270,00
ZAHRAVA VE SVAHU	94,00
SKLEP S3	7,61
SKLEP S4	31,74
PARKOVACÍ STÁNÍ P1, P2, P3	