



## Apartment Two-bedroom (3+1)

Sold

92 m<sup>2</sup>, Prague 6, Břevnov, Bělohorská





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Total area	124 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	700 000
Garage	Yes
Cellar	Yes
Service price	4 961 CZK monthly
PENB	B
Reference number	31767

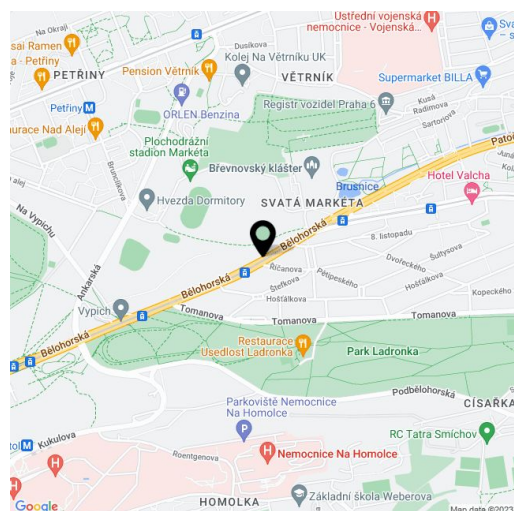
This bright, air-conditioned apartment with a large southwest-facing terrace and 2 parking spaces is situated on the 2nd floor of a modern apartment building in a popular part of Prague 6 Břevnov, in a perfectly accessible location close to civic amenities.

The interior consists of a **south-facing living room** connected by a sliding door with a kitchen, 2 bedrooms with windows with a westerly orientation, 2 bathrooms, a dressing room, a hallway, and a foyer. All rooms receive plenty of daylight through the large French windows that open onto the **terrace**, which offers views of a quiet residential neighborhood with **plenty of greenery**.

The apartment building with an elevator was built in 2013. The apartment is air-conditioned; the **floors are wooden** as well as the large Euro-windows with **safety blinds**. The Hanák kitchen is equipped with **Miele** appliances. Features include built-in wardrobes, security entrance doors, and veneered interior doors. Heating is by **floor convectors**, the central gas boiler room in the house supplies the heat. The purchase price includes **2 garage parking spaces** and a **cellar**.

The location has **very good connections to the center and the airport**. There are direct tram links to Národní třída, Malá Strana, or Letná from the nearby public transport stop. The **Hradčanská** metro station (line A) is a 10-minute tram ride away; the **Petřiny** metro station is a 6-minute bus ride away. There is a kindergarten, an elementary school, a house for children and youth, as well as supermarkets, hobby markets, and other shops or several restaurants and cafes. The nearby **Hvězda Game Reserve**, **Ladronka Park**, and **Řepy forest park** offer a wide range of sports activities and are ideal locations for hiking and dog walking.

Interior 91.2 m<sup>2</sup>, terrace 32.5 m<sup>2</sup>, cellar 2.1 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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