



Apartment Two-bedroom (3+1)

Sold

92 m², Praha 6, Břevnov, Bělohorská





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

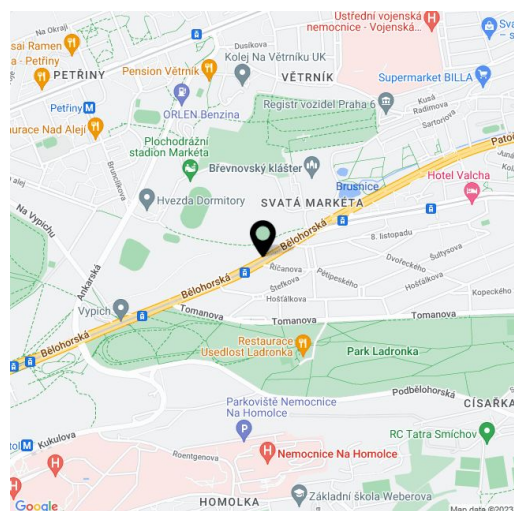
This bright, air-conditioned apartment with a large southwest-facing terrace and 2 parking spaces is situated on the 2nd floor of a modern apartment building in a popular part of Prague 6 Břevnov, in a perfectly accessible location close to civic amenities.

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 m², terrace 32.5 m², cellar 2.1 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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