



House Four-bedroom (5+kk)

Ask for price

220 m², Prague 6, Břevnov, U Ladronky





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Plot	301 m ²
Foot print	125 m ²
Garden	176 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	33392

This very quiet, air-conditioned row house after a thorough reconstruction is located on a peaceful street near Ladronka Park, within walking distance of public transport stops and a wide range of services.

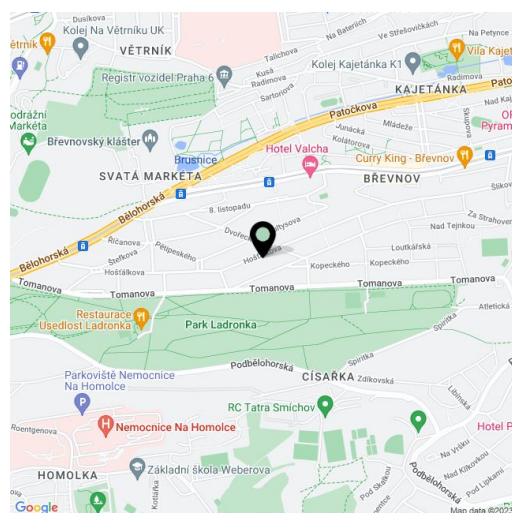
On the ground floor, there is a living room connected to a kitchen and **winter garden**, where there is also a dining room with a sliding glass wall facing the garden, a staircase hall, a vestibule, a guest toilet, and a corridor with **storage space for bikes**. On the 1st floor, there is a bedroom with French windows oriented towards the garden, a study, and a bathroom (shower, separate toilet, sink). In the attic, there are 2 children's bedrooms, a guest toilet, and a bathroom (with a bathtub). The basement has a **preparation for a sauna**; there is also a utility room, a laundry room (with a shower and sink), a boiler room, and storage space. Additional storage space is in the attic.

The house has been renovated and insulated, and a 2nd floor was added. Facilities include **wooden floors**, a **hardwood staircase**, wooden security windows with triple-glazed panes, **underfloor heating** in the bathrooms and the entire ground floor, a Hanak kitchen with **AEG** (steam oven and 2 classic ovens), **Siemens**, Electrolux, and Faber appliances, **Villeroy & Boch** sanitary ware, an AEG washer and dryer, security entrance doors, Jablotron security devices, and a camera system. Geminox gas heating.

The traditional residential area is situated between **Ladronka Park and the Břevnov Monastery Garden**. The street was once a part of an original **pilgrimage** path marked with several chapels. In the vicinity, there are private kindergartens, an elementary school, a health center, a supermarket, and many other shops, restaurants, and other services. Within a 2-minute walk is a bus stop with links to the Anděl metro station (line B), and a tram stop with links to the Malostranská or Hradčanská metro stations is also within walking distance. Traveling by car is made easier thanks to the proximity of a tunnel complex and the Prague Ring Road.

Useable area 220 m², built-up area 122 m², garden 179 m², land 301 m².

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

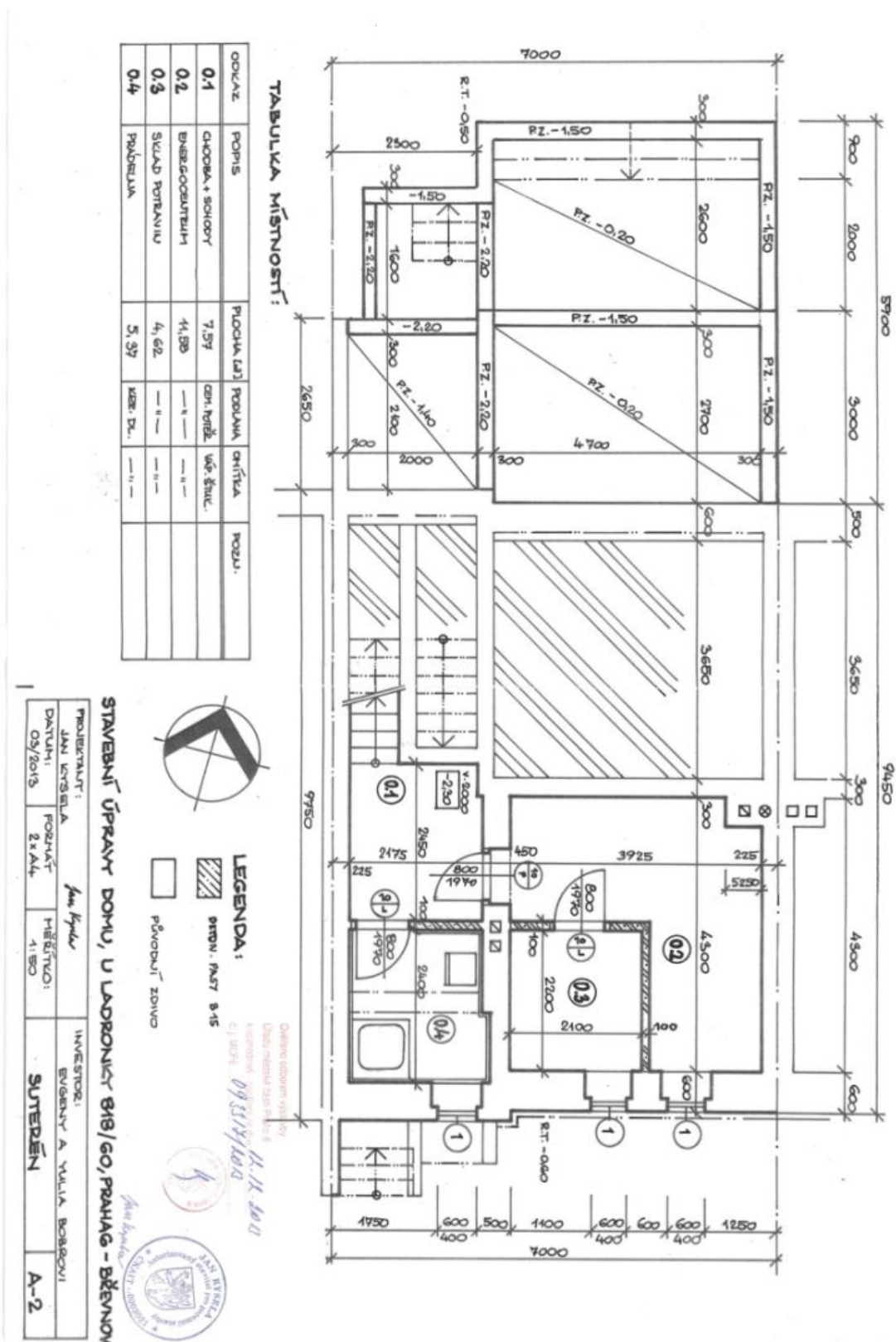




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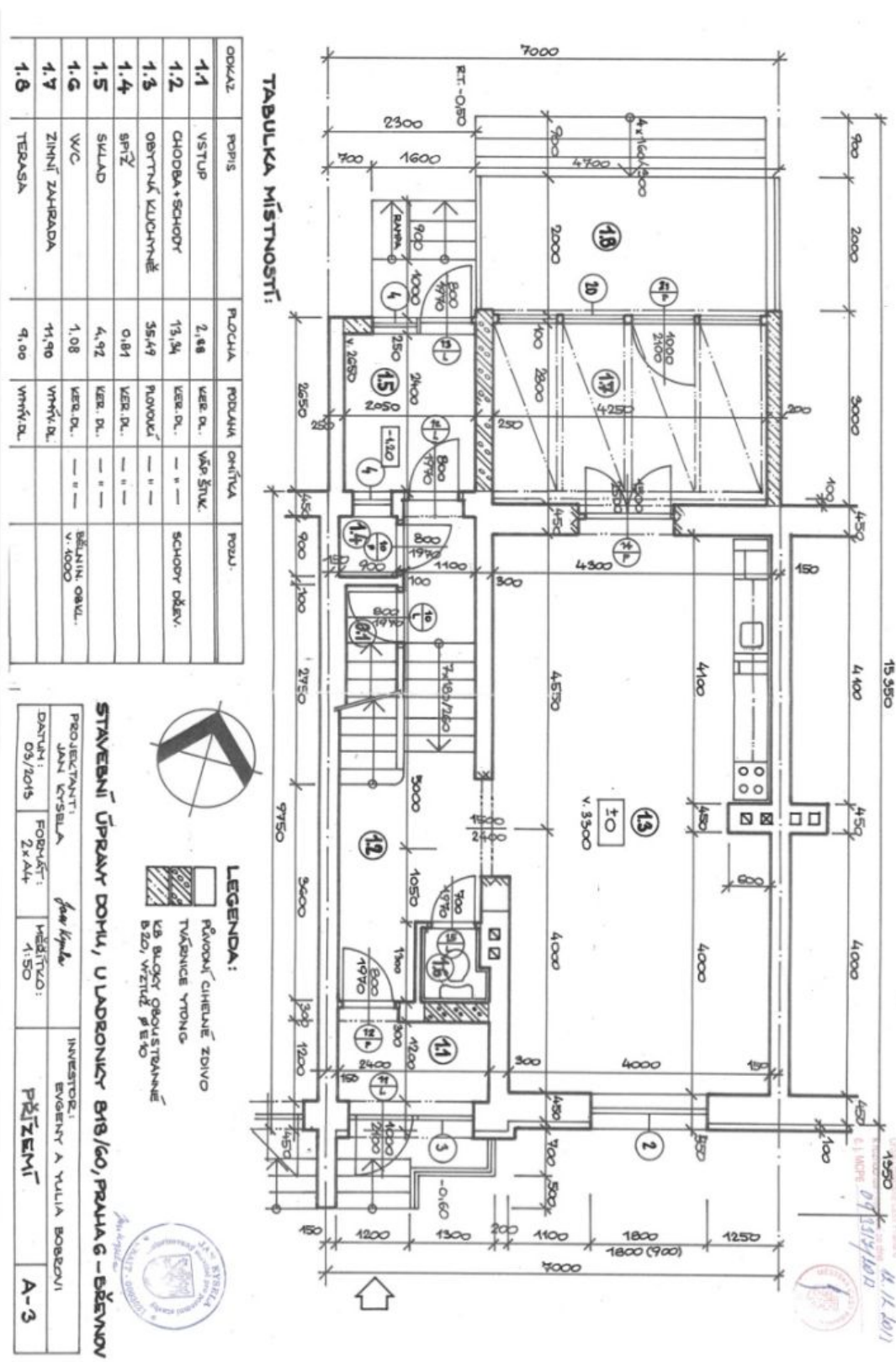




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TABULKA MÍSTNOSTI:

ODKAZ	POPIS	POCITA	ROBUKA	OHĚTVA	POUJ.
1.1	VSTUP	2,48	KER. DL.	VĚP ŠTUK	
1.2	CHODBA+SCHODY	13,34	KER. DL.		SCHODY DŘEV.
1.3	OBYTNÁ KUCHYŇE	35,49	ROVNOUČ		
1.4	SPRŮV	0,81	VER. DL.		
1.5	SVLAD	4,92	KER. DL.		
1.6	ZINNÍ ZAHRAVA	11,90	VER. DL.		BĚLNIN. OBLV. V. 4000
1.6	TERASA	9,00	VER. DL.		

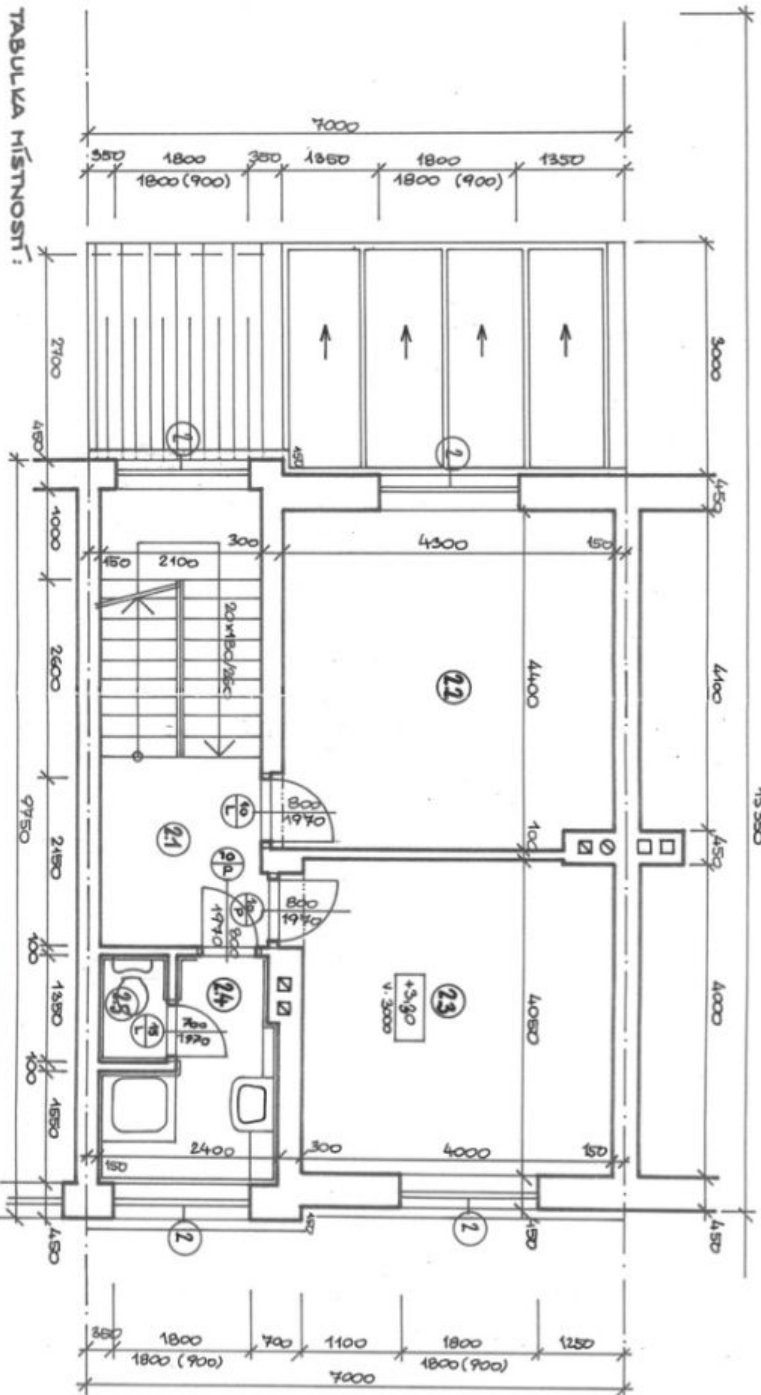


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ODKAZ	POPIS	POCITA CÍŽI	PODROBNÁ	OKRATVA	POZEM.
2.1	CHODBA + SCHODY	12,22	KER. DL.	VÁP. ŠLIK.	SCHODBIČÍ DESK.
2.2	LOŽNICE 1.	15,74	KOVRAL.	—	—
2.3	LOŽNICE 1. (PRACOVNÁ)	15,17	KOVRAL.	—	—
2.4	KOUPELNA	6,05	KER. DL.	—	ŘEŠUN. OBKL. V. 2000
2.5	WC	1,22	—	—	—



TABULKA MĚŘENÍ:

PROJEKTANT:	JAN VESELÝ	INVESTOR:	EVGENY A YULIA BOBZOV
DATUM:	03/2013	FORMÁT:	2 x A4
HEZITKO:	1:50	1. PATRO	A-4

STAVĚBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEVNOV



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 IČO: 0911192013
 11.12.2013



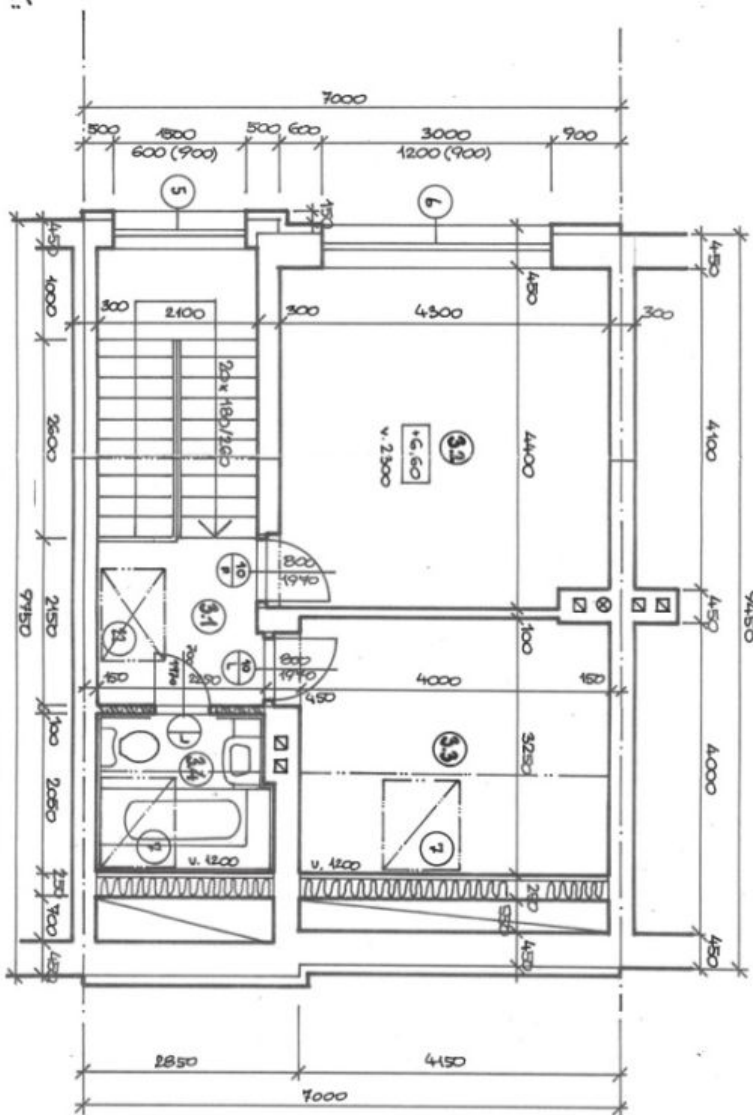
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ODKAZ	POPIS	POCITAČI	POBILNA	OHŮTKA	POZEMČEK
3.1	OCHOBA + SCHODY	42,22	KER. DL.	VÁŠ ŠTĚ.	SCHODY BŘEVNOVĚ
3.2	LOŽNICE III.	18,74	KOVAN.	—	—
3.3	ŠATNA	15,00	KOVAN.	—	—
3.4	KOUPELNA + WC	4,79	KER. DL.	—	BILANU. GARAD v. 2000

TABULKA MÍSTNOSTÍ:



STAVBNÍ ÚPRAVY DOMU, U LADRONKY BŘEVNOV, PRAHA 6 - BŘEVNOV

PROJEKTANT: JANA KRYSKA
 DATUM: 03/2015
 FOLIO: 2x A4
 MĚŘÍTKO: 1:50
 INVESTOR: EUGENY A YULIA BOBKOVI
 PODKROVÍ: A-B



Ulice: Ladronky
 Kancelář: Břevnov
 Číslo: 093304/1501
 M. H. 1011

