



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.

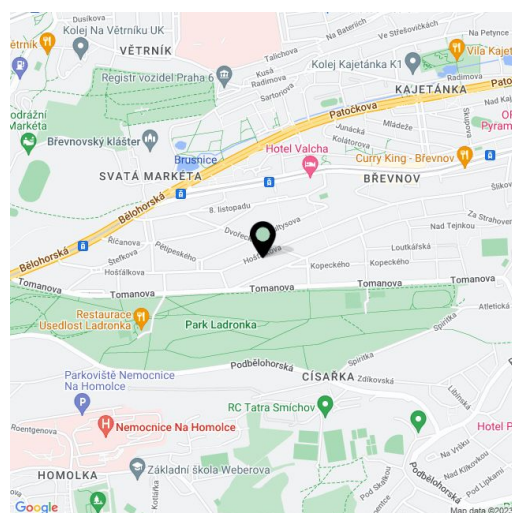
On the ground floor, there is a living room connected to a kitchen and **winter garden**, where there is also a dining room with a sliding glass wall facing the garden, a staircase hall, a vestibule, a guest toilet, and a corridor with **storage space for bikes**. On the 1st floor, there is a bedroom 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.

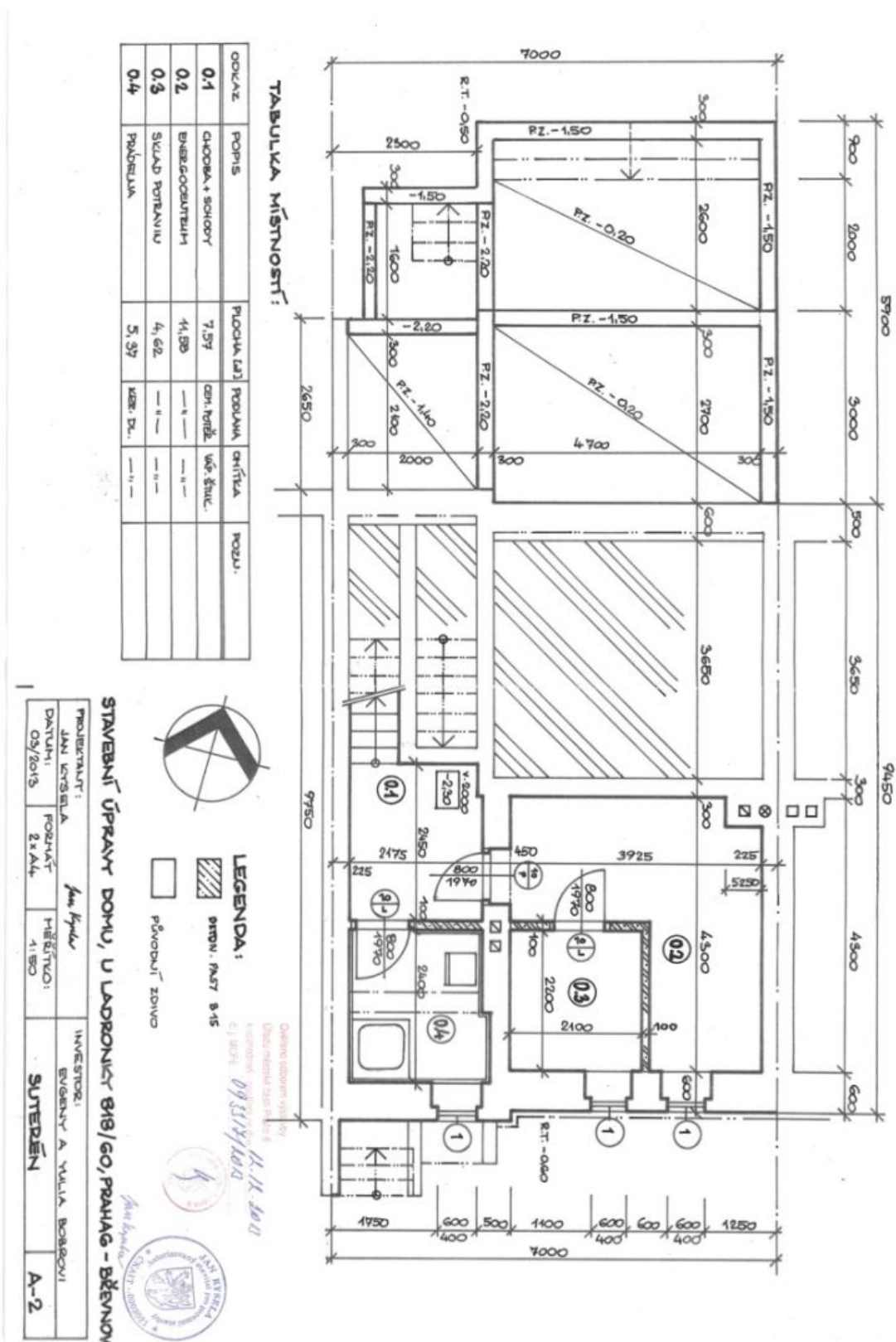




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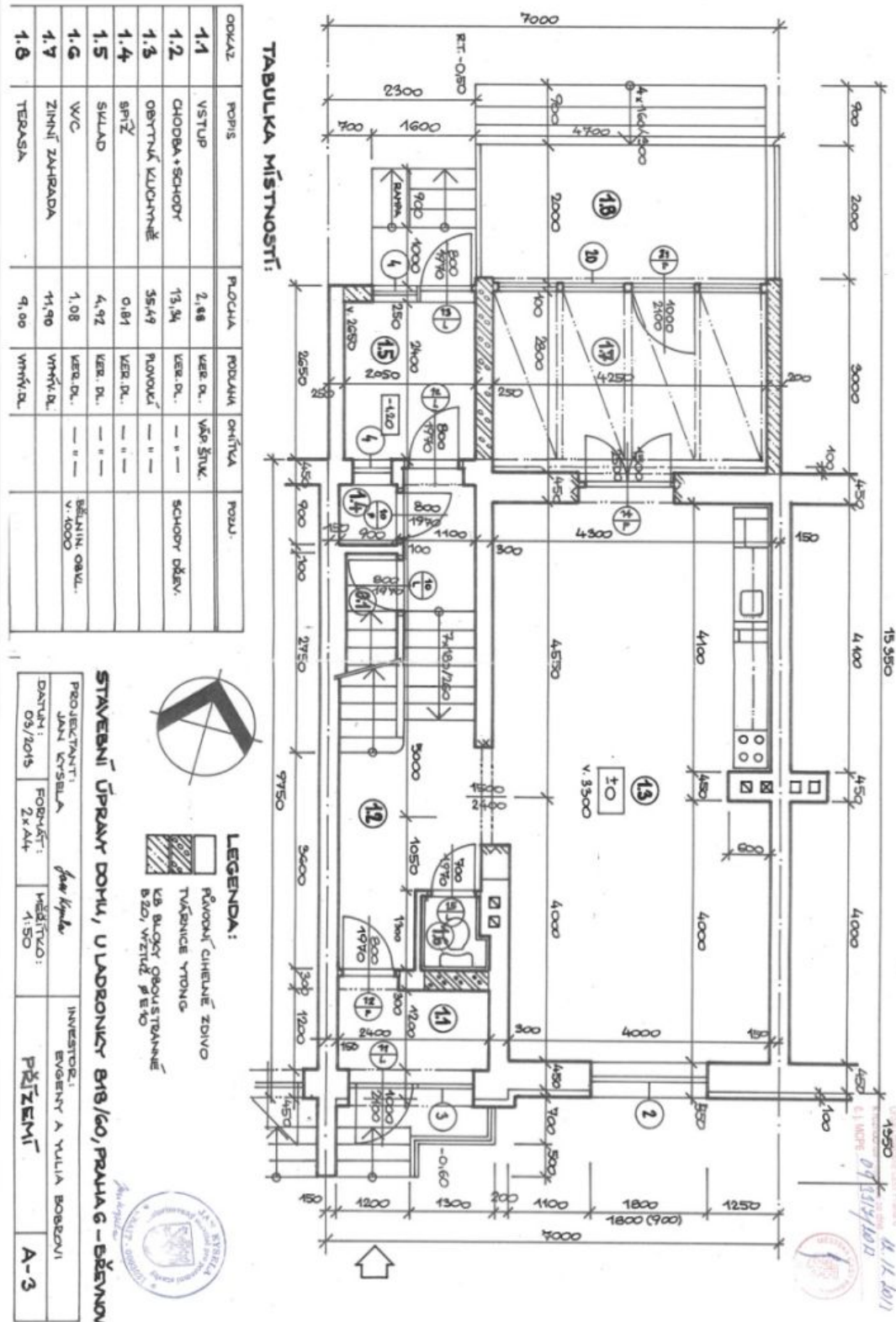




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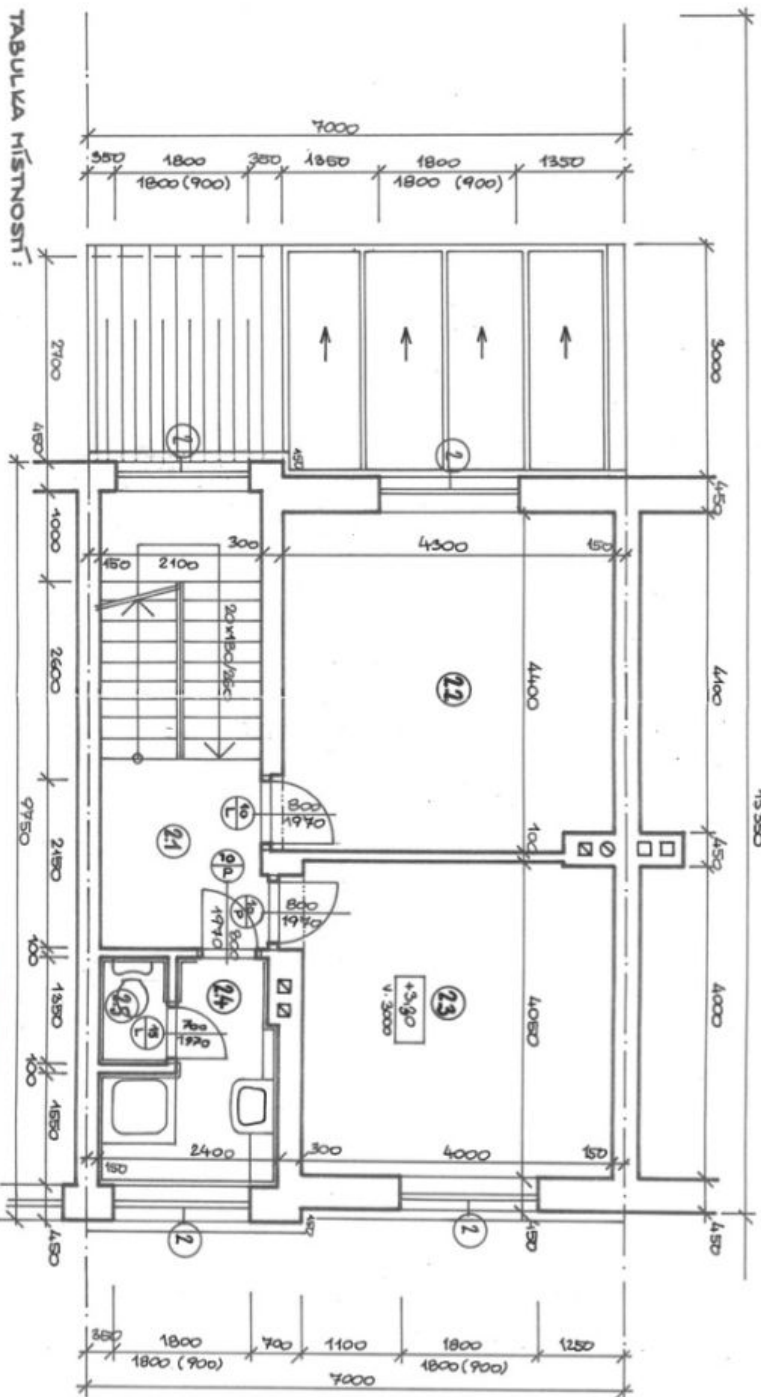


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ODKAZ	POPIS	PROCHA [m²]	PROJAVNA	OKRATVA	POZU.
2.1	CHODBA + SCHODY	12,22	KER. DL.	VÁP. ŠLIK.	SCHODNÍK DĚV.
2.2	LOŽNICE 1.	15,74	KOVŘAL	—	—
2.3	LOŽNICE 1. (PRACOVNA)	15,17	KOVŘAL	—	—
2.4	KOUPELNA	6,05	KER. DL.	—	ŘEŠUN. OBKL. V. 2000
2.5	WC	1,22	—	—	— V. 1000



Architektonická úprava
a schůdní úprava
1. etáže
12.12.2017



PROJEKTANT:	JAN VESELA	INVESTOR:	EVGENY A YULIA BOBZOV
DATA:	03/2013	HEJTIŠKA:	1150
FORMÁT:	A4	1. PATRO	A-4

STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAGA 6 - BŘEVNOV



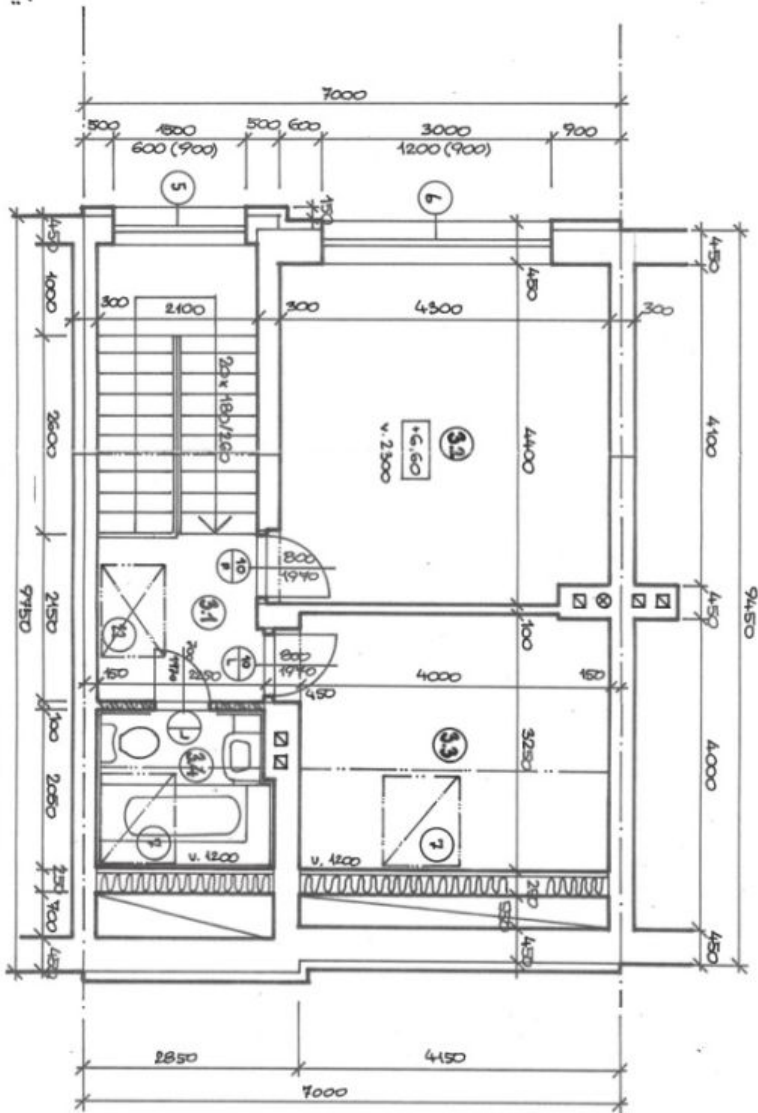
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ODKAZ	POPIS	POCET K ²	POBILNA	OH ² KA	POZ ² OVKA
3.1	OCHOBA + SCHODY	42,22	VER. D.L.	VAG. ST ² U.	SCHODY BŘEVNOVĚ
3.2	LOŽNICE III.	18,74	KOVAN.	—	—
3.3	ŠATNA	15,00	KOVAN.	—	—
3.4	KOUPELNA + WC	4,79	VER. D.L.	—	BILANU. GARAD v. 2000

TABULKA MÍSTNOSTÍ:



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

PROJEKTANT:	JAN KRSELA	INVESTOR:	EVGENY A YULIA BOBKOVI
DATUM:	03/2015	POSLAT:	2x A4
		HEŽTVO:	1:50
		PODKROVÍ	A-B



Ulice: Ladronky
 Kancelář: Břevnov
 Číslo: 093314/1511
 M. H. 1011

