



## Apartment Two-bedroom (3+kk)

Sold

76 m<sup>2</sup>, Prague 6, Břevnov, Tomanova





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Total area	81 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33639

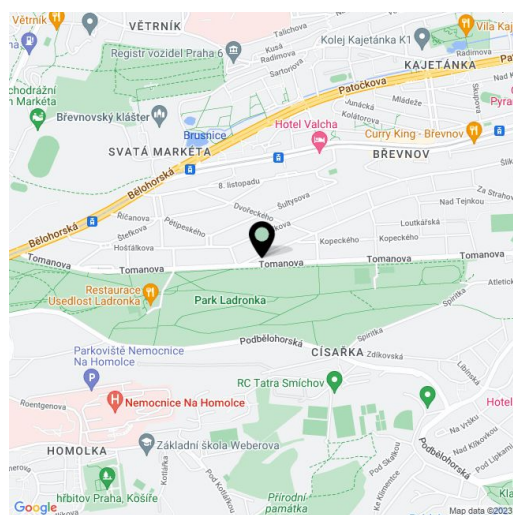
This apartment with a balcony and green views is located on the 2nd floor of a residential building situated on a large corner plot in a traditional residential area of Prague 6 - Břevnov, right by Ladronka Park.

Currently, the layout consists of a sunny living room with a south-facing balcony, space for a kitchen, 2 bedrooms, a bathroom, and a hallway.

The interior is suitable for complete reconstruction. The apartment features preserved **original parquet floors** and **casement windows**. Heating is with a WAW gas stove. The purchase price includes a **share in a large common garden** (with a total area of 875 sq. m.). The building has 4 residential units.

The attractive location provides tranquillity, easy transport accessibility, and proximity to several large green areas: **Ladronka Park, the Hvězda Game Reserve, and the Břevnov Monastery Gardens**. Complete civic amenities are within a short walking or driving distance. Transport links are provided by trams and buses. The ride to the nearest metro station (Petřiny) takes 7 minutes by bus, and to the Anděl metro station (line B) 15 minutes.

Interior 75.9 m<sup>2</sup>, balcony 5.4 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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