



## Apartment building

717 m<sup>2</sup>, Prague 6, Břevnov

Ask for price





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Total gross floor area of the building	717 m <sup>2</sup>
Total net leasable area of the building	717 m <sup>2</sup>
Plot	811 m <sup>2</sup>
Foot print	223 m <sup>2</sup>
Parking	Garage for 5 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	43667

**This barrier-free, air-conditioned four-story villa, where it is possible to create up to 5 apartments, with a garage, elevator, terraces, beautiful unobstructed views, and a landscaped garden is located in one of the most attractive residential areas in Prague—Břevnov—in the Tejnka city monument zone near Ladronka Park and Prague Castle, within quick reach of the city center and the airport.**

### Key investment criteria

- rentable living area of approx. 420 sq. m.
- common areas with an area of approx. 223 sq. m.
- all 4 floors connected by a **hydraulic elevator**
- boutique atmosphere
- nice **views**
- equipment dates to 2005
- the **garden** with the possibility of building a swimming pool can be shared or assigned to the ground floor unit
- a total of 5 apartments (2 x 2-bedroom and 3 x studio)
- sale of real estate (**asset deal**)
- attractive and quiet location of Prague 6

### Property description

- approval in 2005 as a family house
- basement: common areas – dressing room, laundry room, gym with a preparation for a sauna, boiler room, storerooms, vestibule, spacious entrance hall, elevator machine room, and garage (for 5 cars) accessible by "dry foot" and by elevator and stairs
- ground floor: **2-bedroom apartment of approx. 155 sq. m.**, living room with a dining room, kitchen, and access to the **garden terrace**, 2 bedrooms with private bathrooms and a shared dressing room, pantry. 2nd apartment is a **studio of approx. 25 sq. m.** - room with a kitchen and bathroom.
- 1st floor: **170-meter 2-bedroom apartment** (living room with a kitchen and dining room, pantry, 2 bedrooms with dressing rooms, bathroom with a toilet, east-facing balcony, and south-facing terrace. In the common area is a closet with a toilet. **2nd studio apartment of approx. 21 sq. m.** - room with a bathroom, separate toilet, and kitchen needs to be built
- 2nd floor: **studio apartment of approx. 47 sq. m.**: open space with a living room and space for a bed, a small separate kitchen and a bathroom with a toilet, a large **roof terrace** with nice views that almost wraps around the entire perimeter of the apartment
- **sandstone and limestone cladding**
- large-format aluminum windows with insulated double glazing and blinds



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- **wooden floors**, staircase lined with **polished granite**
- **air-conditioning units**
- **central vacuum cleaner**
- central heating with a gas boiler
- house before partial reconstruction
- automatic irrigation of the garden, fruit and ornamental trees in the garden

### Location

The location offers tranquility, abundant greenery, and easy access to essential amenities. Nearby, you'll find 2 international kindergartens and the private **Cesta k úspěchu elementary school**, along with restaurants, cafes, shops, and medical services. **Ladronka Park** is a short walk away, and **Petřín Hill** and **Prague Castle** are also within walking distance. By car, you can quickly drive to the **airport** via a tunnel complex, and the Petřiny and Anděl metro stations can be reached by bus from a nearby stop.

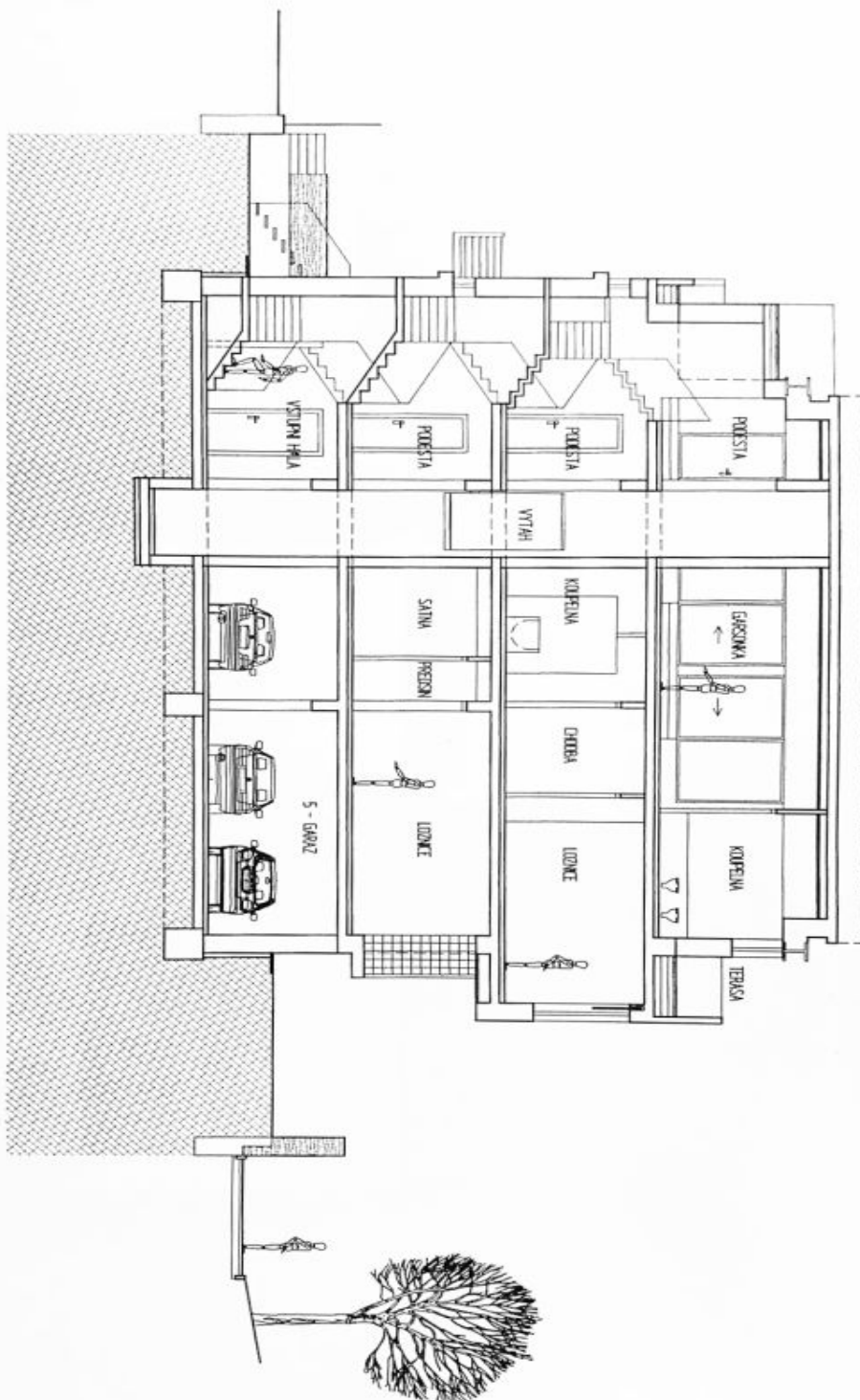
Usable area 717 sq. m., built-up area 229 sq. m., garden 588 sq. m., land 811 sq. m.



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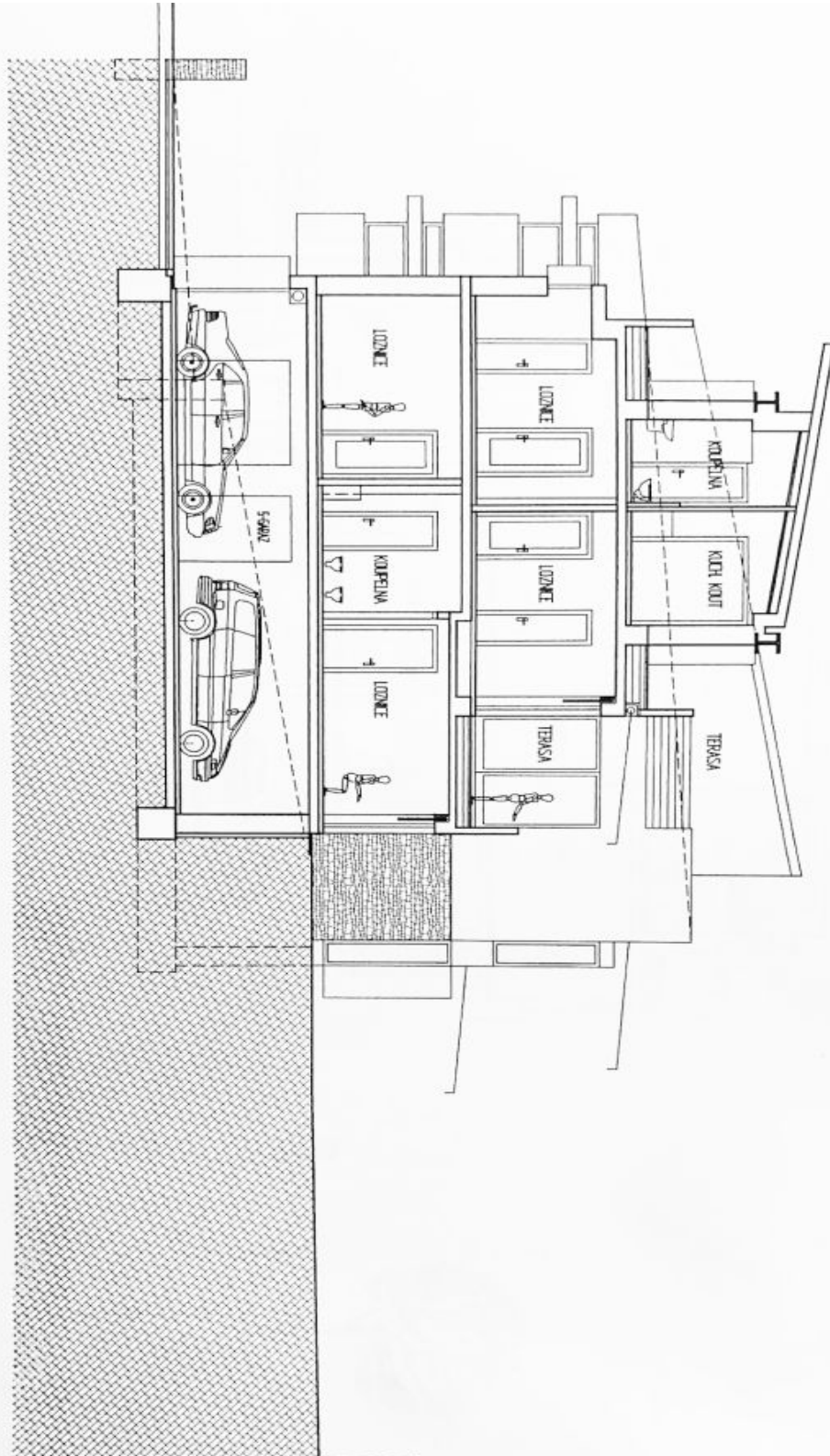


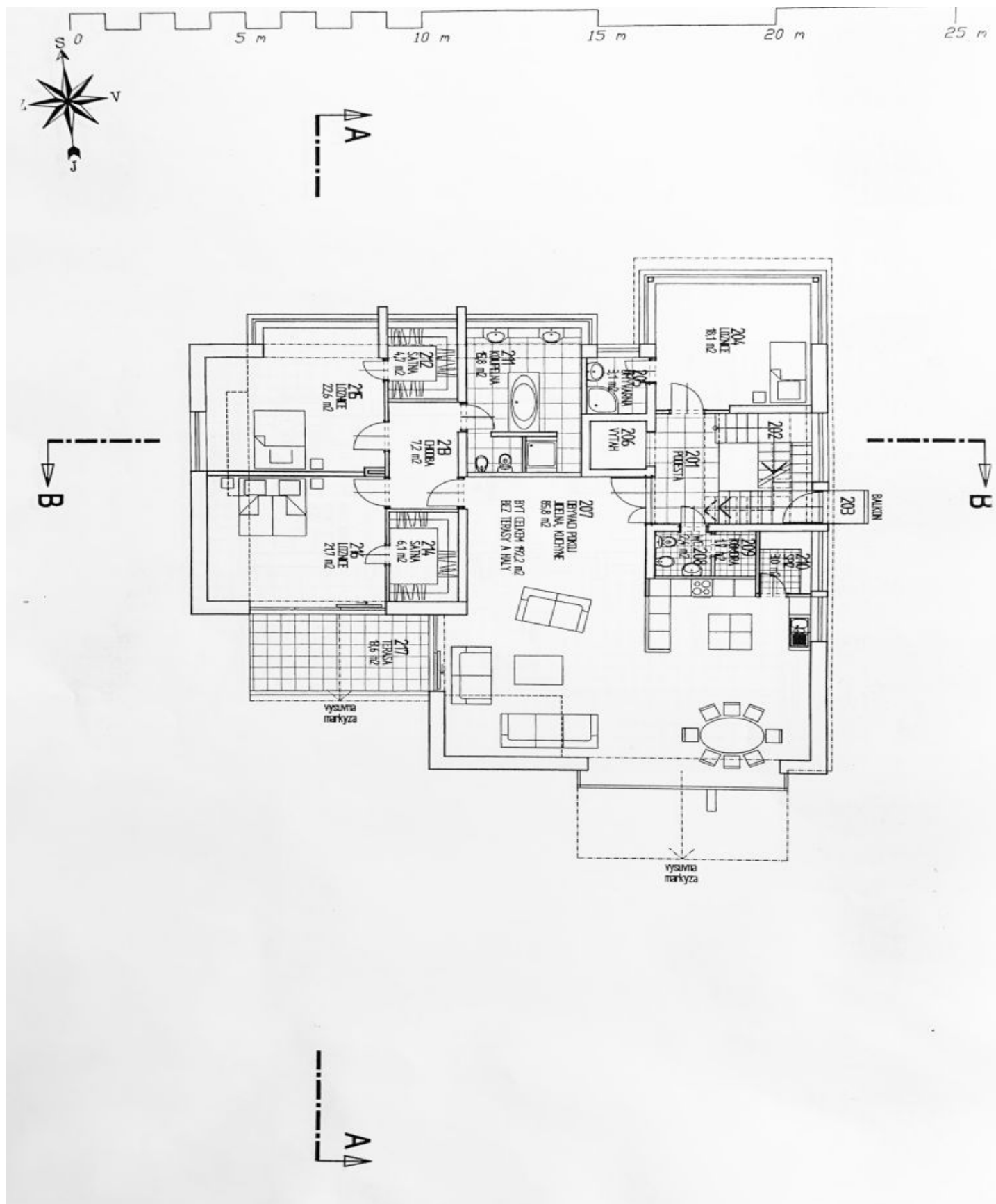


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