



Apartment Three-bedroom (4+kk)

Sold

138 m², Prague 6, Střešovice, Za Pohořelcem





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Total area	177 m²
Floor area*	138 m²
Terrace	39 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	43890

This duplex family apartment with a terrace offering unobstructed views of Prague's monuments is located on the two highest floors of an apartment building from the 1930s. An exceptional place in Prague 6, just a few minutes' walk from Prague Castle and close to many parks. Cooperative ownership, annuity paid.

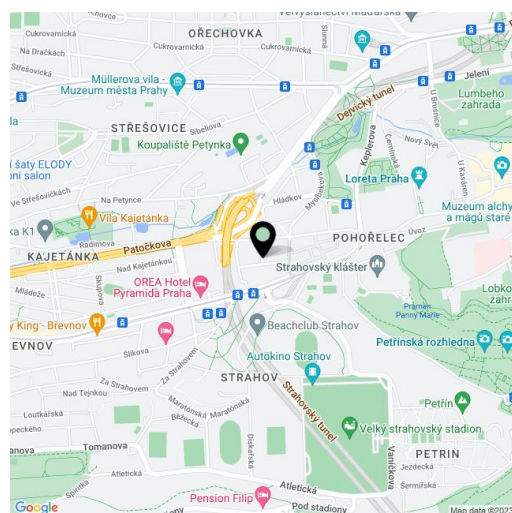
The social zone of the apartment is located on the 6th floor, where there is a living room with a kitchen, a dining room, and access to a **large terrace**. There is also 1 bedroom and a bathroom (with a shower). One level below there are 2 bedrooms, a bathroom (with a bathtub) and a **dressing room** with utility facilities.

The **Rondocubist building** was built in 1923–26 according to the designs of architect **Miloš Vaněček**. In 2008, the entire building was completely renovated; the offered apartment was **one of the three largest apartments** created by an extension in 2007, and the layout was modified in 2021. Windows are **wooden** with double glazing, the floors in the rooms are wooden, and in the hallway and bathrooms heated large-format tiles. The kitchen is equipped to a **high standard**, including a **Siemens** induction hob, classic and **steam ovens**, and a **De Dietrich plate warmer**. The upper floor is **air-conditioned**, and heating is provided by a Viessmann gas boiler. There is a sitting area and an **outdoor kitchen** with a refrigerator on the large, **partially covered terrace** offering impressive views of the **Břevnov monastery**, the **church of St. Vitus**, and the **Petřín lookout tower**. The building has nicely maintained common areas and a modern **elevator**. Parking is possible in front of the building in the zone for residents.

The one-way street on which the apartment building stands runs parallel to **Bělohorská Street**, where there are countless shops, cafes, and restaurants. It is close to a kindergarten and elementary school as well as the prestigious **J. Kepler high school**, many **sports grounds**, **Prague Castle**, Petřín Hill, the **Great Strahov Garden**, and the **Max van der Stoel Park** with a playground and water features. Transport connections are provided by trams, and the ride to the city center takes about 10 minutes. By car, you can quickly reach the airport and the Blanka tunnel complex.

Interior 137.76 m², terrace 39 m².

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

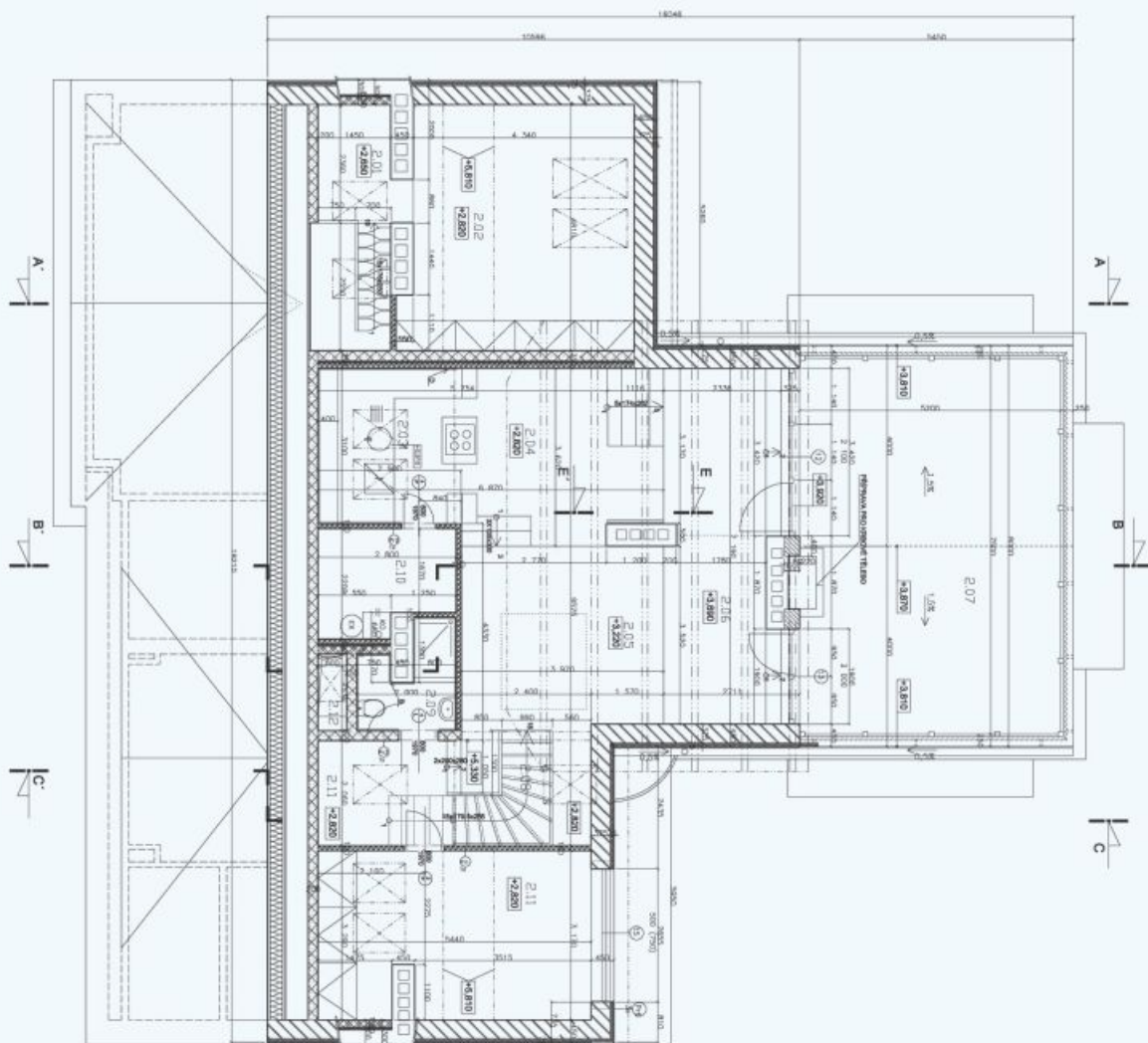


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

[illegible]

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TABULKA MÍSTNOST

[illegible]

LEGENDA MATERIALI

- [illegible]

POZNANIE

- 11.** KERATOČEKÝ OBRUČAD V. 2003.

	VÝROB. PRŮVOD	zdrojový	№
P11	POHODĚTOVÝ PŘÍSLAHOVÝK	NEP 7.5	1
P12	POHODĚTOVÝ PŘÍSLAHOVÝK	NEP 15	1
P13	POHODĚTOVÝ PŘÍSLAHOVÝK	NEP 15	1
P16	ODČERPOVÝ PŘÍSLAHOVÝK 3 1/2" mm	NCR 110/23	1
		1 1/30	8

POŽADAVKU INVESTORA ROZŠÍŘENÝ DO ÚRSNĚ +1,0 m A PŘEDČENÝ NA
NA SOUDASNOU VÝŠKU +0,66 m NAD HŘEBENÍM NOVÉHO KROVU

PLOCHNY BYTÍ

	ORIGINAL PLOCH	ADDITIONAL PLOCH	CELLULAR	BAUCON, CEMENT ET BAUCON
BVT 1	65.22	75.82	66.72	0
BVT 2	67.22	62.71	57.23	70.08
BVT 3	66.23	72.53	66.96	14.7
				64.7
				176.88
				100.86

Veškeré povinnosti vyplývající z této smlouvy budou splatny zaškrtnutím příslušné položky v tabulce níže. Pokud bude provedeno více než jedno z uvedených opatření, bude provedeno pouze jedno z opatření uvedených v tabulce níže. Pokud bude provedeno více než jedno z uvedených opatření, bude provedeno pouze jedno z opatření uvedených v tabulce níže. Pokud bude provedeno více než jedno z uvedených opatření, bude provedeno pouze jedno z opatření uvedených v tabulce níže.