



House Six-bedroom (7+1)

250 m², Prague 6, Břevnov, Zličinská

€ 1 062 526 | CZK 26 000 000





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Total area	250 m²
Plot	328 m²
Foot print	173 m²
Floor area	219 m²
Terrace	17 m²
Loggia	14 m²
Parking	Garage
Cellar	Yes
PENB	G
Reference number	109200

This terraced family house with a garage, a flat garden, and views of the Hvězda Summer Palace is located in a peaceful neighborhood with plenty of greenery in Prague 6 – Břevnov, close to the Hvězda Game Reserve and Bílá Hora.

In the lower part of the ground floor, there is a **garage**, a utility room, a cellar space, and a study with access to the **garden**. The upper part of the ground floor includes two bedrooms—one with a **loggia**—a bathroom, and a separate toilet. The first floor features a living room with a **fireplace** and **loggia**, a kitchen with a dining area, and a hallway. On the top level, there are two more bedrooms, a bathroom, and a toilet. A terrace adjoining one of the bedrooms leads via stairs to the **rooftop sun deck**, which offers a uninterrupted views of the iconic **Renaissance Hvězda Summer Palace**.

The brick house, built in 1981, is well-maintained but suitable for complete renovation. Layout adjustments are also possible. Windows are plastic, and heating is provided by a new gas boiler. **The east-facing garden** is grassed, with mature shrubs and trees; due to its size, it requires only **minimal maintenance**.

This quiet and green location is ideal for family living. The nearby Hvězda Game Reserve offers pleasant walks, dog-walking opportunities, and sports activities. Within walking distance—without needing to cross any major roads—is a kindergarten, an elementary school, sports facilities with **tennis courts**, and a children’s playground. Supermarkets and a DIY store are also nearby. A tram and bus stop is just a 5-minute walk away, and the Prague Ring Road and the airport are easily accessible by car.

Total usable area 250 m² (including a 21 m² garage and 31 m² of terraces/loggias), built-up area 173 m², garden 155 m², plot 328 m².

