House Six-bedroom (7+1)

€1062526 | CZK 26 000 000

250 m², Prague 6, Břevnov, Zličínská















Total area

Loggia

Parking

Reference number

House Six-bedroom (7+1)

250 m²

14 m²

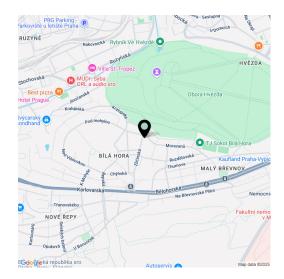
Garage

109200

250 m², Prague 6, Břevnov, Zličínská

Total al ca	200 111
Plot	328 m²
Foot print	173 m²
Floor area	219 m²
Terrace	17 m²

Cellar	Yes
PENB	G



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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.