



Apartment Two-bedroom (3+1)

Sold

75.97 m², Prague 6, Břevnov, Talichova





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Total area	90 m²
Floor area*	76 m²
Terrace	14 m²
Parking	400 000
Garage	Yes
Cellar	Yes
Service price	6 500 CZK monthly
PENB	G
Reference number	36443

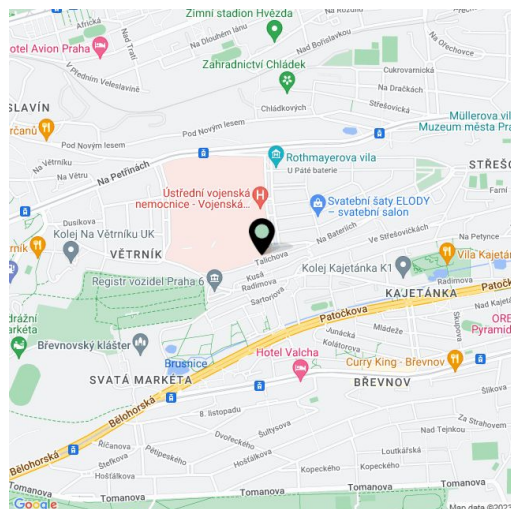
This bright apartment with a garage and a large partially covered terrace with plenty of greenery is located on the 2nd floor of a brick terraced apartment house with an elevator. The building is located in the historic part of Břevnov, on a quiet cul-de-sac near a monastery garden.

The layout consists of a living room with access to a **southwest-facing terrace**, 2 bedrooms, a separate kitchen, a bathroom, a toilet, and a large entrance hall.

The apartment was renovated in 2010. Facilities include new **wooden Euro windows**, **bleached oak floors**, a **Next** security entrance door (class III), a security system, solid wood doors with concealed hinges, built-in wardrobes, a complete Poliform Varenna kitchen with a dishwasher, a gas stove, and a **Siemens** hot air oven. The terrace has a **solid wood surface**. Central district heating. The unit comes with a **garage parking space** and a cellar.

The building is surrounded by greenery and stands on a **southern slope** below the Central Military Hospital. Just a few steps away is the nicely landscaped **Břevnov Monastery Garden**. Within walking distance, you can get to a supermarket, a pharmacy, a cafe, a kindergarten, and an elementary school. A tram stop is a 2-minute bus ride away and the Petřiny metro station (line A) a 7-minute ride.

Interior 76 m², terrace 14.34 m². Cooperative ownership, the annuity has been paid in full.



* 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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