



86 m²

Březiněveská

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Šárka Tichá

PROJECT MANAGER

sarka.ticha@luxent.cz

+420 734 445 445

Order number	NN-13	Price	on request
Address	Březiněveská	Type	Apartments
Disposition	3 + kitchenette	Usable area	86 m ²
Floor area	92 m ²	Energy performance of the building	B - Very economical
Floor	1st floor	Cellar	3 m ²

About real estate

This 3+kt apartment will be built in the Na Nároží project in Prague's Kobylišy district on the 1st floor of a modern apartment building within walking distance of the metro. The floor area of the apartment is 92.4 sqm, and the total area of the apartment is 85.6 sqm. The apartment includes a cellar, which is included in the price.

The building has an elevator serving all floors, a green courtyard, and two underground parking levels. A parking space must be purchased separately.

The apartment is equipped with high-quality furnishings. The interior partitions are brick. The floors feature Rigid Acoustic vinyl with an ultra-realistic Bostoniam Oak Honey design and an integrated acoustic underlay and Protecshield protective layer for increased resistance to damage. The bathrooms will be fitted with rectified Italian Sintesi tiles, again with a surface finish for easier maintenance. The terrace will feature non-slip, frost-resistant Arenis finesa ceramic tiles on pedestals. The interior doors are Dextura in white, and the entrance door is a security door. Plastic windows with insulated triple glazing in anthracite will emphasize the interesting design of the space in combination with the flooring.

If you are interested, you can order complete apartment furnishings in various price categories, styles, and designs at discounted prices. This offer will include equipped kitchens, lighting, furniture for all rooms, blinds or curtains, and much more. Specialists will take care of you from start to finish, according to your individual ideas.

The location is a major advantage of the project. It offers pleasant civic amenities and easy access to the city center—the metro and bus stops are just a few minutes' walk away, as is the extensive Ďáblický háj forest park with its many playgrounds, nature trails, and opportunities for active recreation, children's activities, and sports. Nearby is the Vltava riverbank with bike and inline paths and ferries to the left bank, or you can enjoy yourself at the Prague Zoo in Troja. The Šutka swimming pool is just a few bus stops away. When leaving Prague, you can use the nearby D8 motorway entrance or drive through the Bubeneč tunnel to the Prague Ring Road and other exit roads in all directions from Prague.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
NN-1	2 + kitchenette	ground floor	55 m²	58 m²	No / No / No	No	on request
NN-2	3 + kitchenette	ground floor	82 m²	89 m²	No / No / No	No	on request
NN-3	1 + kitchen	ground floor	43 m²	46 m²	22 m² / No / No	No	on request
NN-4	2 + kitchenette	ground floor	40 m²	42 m²	16 m² / No / No	No	on request
NN-5	2 + kitchenette	ground floor	54 m²	57 m²	No / No / No	No	on request
NN-6	2 + kitchenette	ground floor	53 m²	58 m²	No / No / 2 m²	No	on request
NN-7	2 + kitchenette	ground floor	54 m²	58 m²	No / No / No	No	on request
NN-8	1 + kitchenette	ground floor	36 m²	38 m²	No / No / No	No	on request
NN-9	3 + kitchenette	ground floor	76 m²	81 m²	No / No / 3 m²	No	on request
NN-10	2 + kitchenette	1st floor	42 m²	45 m²	No / No / No	No	on request
NN-11	1 + kitchenette	1st floor	35 m²	38 m²	No / No / 2 m²	No	on request
NN-12	2 + kitchenette	1st floor	51 m²	54 m²	No / No / 3 m²	No	on request
NN-13	3 + kitchenette	1st floor	86 m²	92 m²	No / No / No	No	on request
NN-14	1 + kitchen	1st floor	43 m²	46 m²	No / No / No	No	on request
NN-15	1 + kitchenette	1st floor	39 m²	41 m²	No / No / No	No	on request
NN-16	2 + kitchenette	1st floor	54 m²	57 m²	No / No / No	No	on request
NN-17	2 + kitchenette	1st floor	54 m²	58 m²	No / No / 2 m²	No	on request
NN-18	2 + kitchenette	1st floor	52 m²	55 m²	1 m² / No / No	No	on request
NN-19	1 + kitchenette	1st floor	36 m²	38 m²	No / No / No	No	on request
NN-20	3 + kitchenette	1st floor	75 m²	81 m²	1 m² / No / No	No	on request
NN-21	2 + kitchenette	2nd floor	42 m²	45 m²	No / No / No	No	on request
NN-22	1 + kitchenette	2nd floor	35 m²	38 m²	No / No / 2 m²	No	on request
NN-23	2 + kitchenette	2nd floor	61 m²	65 m²	8 m² / No / No	No	on request
NN-24	4 + kitchen	2nd floor	108 m²	119 m²	45 m² / No / No	No	on request
NN-25	1 + kitchen	2nd floor	43 m²	46 m²	No / No / No	No	on request
NN-26	4 + kitchenette	2nd floor	81 m²	86 m²	62 m² / No / No	No	on request
NN-27	2 + kitchenette	2nd floor	53 m²	56 m²	No / No / No	No	on request
NN-28	2 + kitchenette	2nd floor	53 m²	58 m²	No / No / 2 m²	No	on request
NN-29	2 + kitchenette	2nd floor	49 m²	53 m²	No / No / 2 m²	No	on request
NN-30	3 + kitchenette	3rd floor	81 m²	87 m²	50 m² / No / No	No	on request
NN-31	3 + kitchenette	3rd floor	65 m²	70 m²	8 m² / No / No	No	on request
NN-32	4 + kitchenette	3rd floor	83 m²	88 m²	47 m² / No / No	No	on request