



81 m<sup>2</sup> 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 | <b>NN-26</b>            | Price                              | <b>on request</b>          |
| Address      | <b>Březiněveská</b>     | Type                               | <b>Apartments</b>          |
| Disposition  | <b>4 + kitchenette</b>  | Usable area                        | <b>81 m<sup>2</sup></b>    |
| Floor area   | <b>86 m<sup>2</sup></b> | Energy performance of the building | <b>B - Very economical</b> |
| Floor        | <b>2nd floor</b>        | Terrace                            | <b>62 m<sup>2</sup></b>    |
| Cellar       | <b>4 m<sup>2</sup></b>  |                                    |                            |

## About real estate

This 4+kt apartment will be built in the Na Nároží project in Prague's Kobylisy district on the 2nd floor of a modern apartment building within walking distance of the metro. The floor area of the apartment is 86 sqm, and the total area of the apartment, including two terraces (37.2 and 24.6 sqm), is 142.6 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 |