



194 m<sup>2</sup> Slavníkova, Praha 6 - Břevnov 31 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7842</b>	Price	<b>31 000 000 CZK</b>
Address	<b>Slavníkova, Praha 6 - Břevnov</b>	Type	<b>Apartments</b>
Disposition	<b>5 + kitchenette</b>	Usable area	<b>194 m<sup>2</sup></b>
Energy performance of the building	<b>C - Economical</b>	Floor	<b>6th floor</b>
Parking	<b>1</b>	Garage	<b>Yes</b>
Balcony	<b>7 m<sup>2</sup></b>	Terrace	<b>93 m<sup>2</sup></b>
Cellar	<b>10 m<sup>2</sup></b>		

## About real estate

We are pleased to present for sale an exclusive two-level apartment with a 5+kk layout, located in the attractive area of Prague 6 – Břevnov. This unique apartment offers a total usable area of 294 m<sup>2</sup>, a rooftop terrace (93 m<sup>2</sup>), and two balconies with a total area of 7 m<sup>2</sup>, providing comfort, style, and ample privacy for those seeking exceptional living close to the center of Prague.

The apartment is situated on the sixth and seventh floors of a residential building, and its layout has been designed for maximum comfort and functionality. The first level features an entrance hall with built-in wardrobes, a master bedroom with access to a balcony and an en-suite bathroom equipped with a bathtub, double washbasin, toilet, and bidet. There are also two additional non-walk-through bedrooms, a bathroom with a shower, and a separate toilet.

The central part of the apartment is a spacious living room connected to a modern, fully equipped kitchen, which also provides access to the second balcony. By taking the staircase to the second level, you reach the rooftop terrace with an area of 93 m<sup>2</sup>, offering views of the surroundings and serving as a private retreat for relaxation as well as social gatherings.

The entire apartment is fitted with high-quality materials and modern technologies, including external blinds and a fireplace that adds a cozy atmosphere to the home. All rooms are air-conditioned. The master bedroom also includes a walk-in wardrobe that will satisfy even the most demanding storage requirements.

The purchase price includes two parking spaces in the underground garage and a cellar storage unit of 10 m<sup>2</sup>.

The building is located in a quiet and attractive part of Prague 6 – Břevnov, with excellent civic amenities including schools, shops, restaurants, and cafés, making the area ideal for families with children. Public transport is available in close proximity, ensuring convenient access to all parts of Prague. The location is known for its excellent accessibility both to the city center and to major highways leading out of the city. Václav Havel International Airport is approximately a 20-minute drive away, which is a great advantage for frequent travelers or professionals working with international partners.

This apartment is an ideal choice for those seeking comfortable living with excellent accessibility and all necessary infrastructure within easy reach.