



## Apartment One bedroom

60 m<sup>2</sup> Praha 6, Závěrka

Price upon request



Layout  
**One bedroom**

Area  
**60 m<sup>2</sup>**

Terrace  
**45 m<sup>2</sup>**

Břevnovská Závěrka - Prague 6 – Břevnov – PRE-SALES START

Become the owner of the one-bedroom apartment with a size of 60 m<sup>2</sup> with a spacious terrace of 45 sq.m., located on the 2nd floor of a new project in the very heart of Břevnov.

The layout of apartments in this residential project varies greatly: 2+kk • 3+kk • 4+kk

Project location:

In the historical part of Prague 6, surrounded by original low-rise apartment buildings, in a place with a unique atmosphere near the Tejnka heritage zone, in a location where everything is close, on one of the last lucrative plots in Břevnov, we are building an intimate residential project, Břevnovská Závěrka.

The residence is located in an inner block at the end of the quiet Závěrka street, in a garden away from busy traffic.

<b>Floor area</b>	60 m <sup>2</sup>
<b>Terrace</b>	45 m <sup>2</sup>
<b>Floor</b>	2
<b>Elevator</b>	Ano
<b>Building energy rating</b>	B

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The location is characterized by excellent accessibility.

- 4 tram stops from Prague Castle
- 5 minutes by car from Strahov Tunnel and Blanka Tunnel
- 10 minutes by tram to the city center
- 5 minutes by car or 15 minutes on foot to the Petynka swimming pool
- 20 minutes by car to the airport
- 7 minutes on foot to Ladronka Park
- 20 minutes on foot to Petřín

Ladronka Park and Petřín Gardens are also within walking distance.

The residence with a limited number of apartments will particularly appeal to those who love peace,

greenery, sports, rich community life, and the atmosphere of local shops, cafes, and bistros nearby.

### ABOUT THE PROJECT "BŘEVNOVSKÁ ZÁVĚRKA"

The Břevnovská Závěrka project was inspired by its surroundings. Břevnov is a place where history meets the present, yet still retains its unique charm. It is a district with a rich community life with all services within walking distance, including international and public schools and kindergartens.

### APARTMENT LAYOUT

The new apartment building will be divided into three sections, and overall, it will include 42 apartments with layouts from 2+kk to 4+kk. The apartments come with balconies, terraces, or front gardens. There will also be a communal garden available for residents. The project, spanning three to four floors, also offers parking in underground garages and cellars.

Among the standard equipment, we can mention: windows with insulating triple glazing, multi-layer wood floors, large-format tiles, seamless interior doors, premium sanitary ware and plumbing fixtures, underfloor heating, and security entrance doors.

Completion of the project is scheduled for the end of 2026.

For more information, do not hesitate to contact us.

We would be glad to provide you with more details about the project or invite you for a personal meeting in our office.

## VÁŠ MAKLEŘ



**Markéta Čekalová**

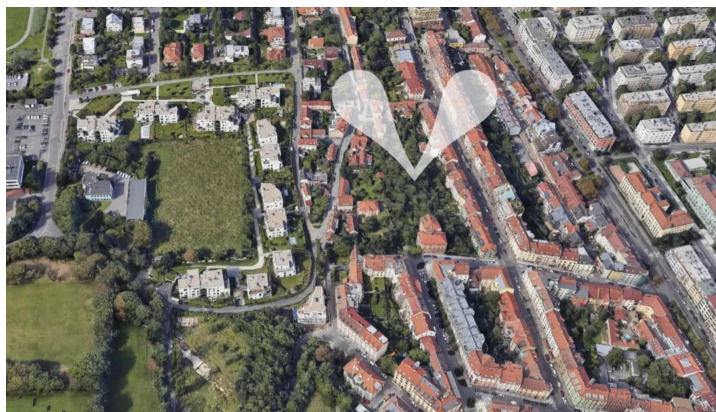
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### Břevenská Závěrka

HÍSTO, KDE ZAČÍNÁ ŽIVOT  
THE PLACE WHERE LIFE BEGINS

2 + KK  
NP | LEVEL 1  
BYT C | APARTMENT NO. C301

TABULKA MÍSTNOSTÍ / ROOM LIST:	
01	Vstupní hala / Entry 7,32 m <sup>2</sup>
02	WC 1,98 m <sup>2</sup>
03	Obývací prostor s kuchyní / Living room with kitchen 23,03 m <sup>2</sup>
04	Lůžnice / Bedroom 14,79 m <sup>2</sup>
05	Koupelna / Bathroom 5,04 m <sup>2</sup>

Celková plocha interiéru / Interior area 56,2 m<sup>2</sup>  
Plocha teras / Terrace area 44,9 m<sup>2</sup>  
Podlahová plocha bytu  
dle metody MČP 380/2013 Sb. /  
Apartment floor area  
[method] using the methodology prescribed  
in Government Decree 380/2013 (GdM)

PHOTO: MĚŘENÍ PLOCHY NEVYKONÁVÁ MEZITRŽNÍ A BÝVACÍ PRŮMYSL (PHOTO: MEASUREMENT OF AREA IS NOT A TRADE AND RESIDENTIAL BUSINESS).  
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