



## Three-bedroom Apartment

102 m<sup>2</sup> Praha 6, Závěrka

Price upon request



Layout  
**Three-bedroom**

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

Balcony  
**5 m<sup>2</sup>**

Břevnovská Závěrka - Prague 6 - Břevnov

Become the owner of an apartment 4+kk with a size of 102 m<sup>2</sup> with a balcony, located on the 2nd above-ground floor of a newly emerging intimate project in the heart of Břevnov.

The layout offer of apartments in this residential project is very diverse: 2+kk • 3+kk • 4+kk

Location of the project:

In the historical part of Prague 6 surrounded by original low-rise apartment buildings, in a place with a unique atmosphere near the heritage area of Tejnka, in a location that is close to everything, 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 street Závěrka in a garden away from busy traffic.

The location is characterized by excellent accessibility.

- 4 stops from Prague Castle

- 5 minutes by car from Strahov Tunnel and Blanka Tunnel

Floor area	102 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Floor	1
Building energy rating	B

VÁŠ MAKLEŘ



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- 10 minutes by tram to the city center
- 5 minutes by car or 15 minutes on foot to 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 Petřínské Gardens are also within walking distance.

The residence with a limited number of apartments will appeal mainly to those who love peace, greenery, sports, a 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, and yet it still retains its unique charm. It is a district with a rich community

life with all services within walking distance, including international and state schools and kindergartens.

## APARTMENT LAYOUTS

The new apartment building will be divided into three sections and will have a total of 42 apartments with layouts from 2+kk to 4+kk. The apartments will have balconies, terraces, or front gardens. Residents will also have access to a common garden. The project, three to four stories high, also offers parking in underground garages and cellars.

From the equipment standards, we can mention for example: windows with insulating triple glazing, multi-layer wooden floors, large-format tiles and paving, seamless interior doors, premium sanitary ware and plumbing fixtures, underfloor heating, and security entrance doors.

The completion of the project is planned for the spring of 2027.

For more information, do not hesitate to contact us.

We will be happy to provide you with more information about the project or invite you to a personal meeting in our office.

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**Břevesná Závěrka**

HÍSTO, KDE ZAČÍNÁ ŽIVOT  
THE PLACE WHERE LIFE BEGINS

3 + KK  
NP | LEVEL | 2  
BYT Č. | APARTMENT NO. | B.202

TABULKA MÍSTNOSTÍ / ROOM LIST:	
01 Vstupní hala / Entry	12,01 m <sup>2</sup>
02 Ložnice / Bedroom	14,02 m <sup>2</sup>
03 Ložnice / Bedroom	13,02 m <sup>2</sup>
04 Koupelna / Bathroom	6,01 m <sup>2</sup>
05 WC	1,50 m <sup>2</sup>
06 Koruna / Utility	1,54 m <sup>2</sup>
07 Obýtný prostor s kuchyní / Living room with kitchen	28,42 m <sup>2</sup>

Obřadová plocha interiéru / Interior area 88,7 m<sup>2</sup>  
Plocha balkonů / Balcony area 3,7 + 4,8 m<sup>2</sup>  
Podlahová plocha bytu  
dle metodiky NZJ 200/2012 (3) /  
Apartment floor area  
(calculated using the methodology presented  
in Government Order 360/2012 Coll.) 88,5 m<sup>2</sup>

Příloha má pouze informativní charakter a není pro právní účely závazná. Břevesná Závěrka, Developer, má právo rozhodnout o změně vzhledu, umístění a velikosti svých nemovitostí. Závazné informace o všech právních aspektech musí poskytnout vlastník. Tato příloha je určena pro informační účely a není určena pro právní účely. Závazný projekt. The developer does not intend to grant any changes, modifications or additions to the project. The final appearance of the property will be on the subject of the contract between the vendor and the buyer.

**Exkluzivní prodejce / Exclusive seller**  
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