



**10,791,000 CZK**

**Apartment for sale: Na Petynce, Prague 6 - Střešovice**

Na Petynce, Praha 6

|                     |                   |
|---------------------|-------------------|
| registration number | <b>24022</b>      |
| type of contract    | <b>sale</b>       |
| area                | <b>100 sqm</b>    |
| terrace             | <b>no</b>         |
| available from      | <b>11.11.2024</b> |

|                   |                  |
|-------------------|------------------|
| property type     | <b>flat</b>      |
| disposition       | <b>3+kk</b>      |
| floor             | <b>1st floor</b> |
| PENB energy label | <b>G</b>         |

We offer for sale a residential unit as SHELL & CORE with a layout of one bedroom and a floor area of 100,7 sqm on the 2nd and 3rd floor of a renovated apartment building in the style of geometric recession. The four floors of the symmetrically divided house offer units with layouts of studio, one bedroom and two bedroom apartments, a maisonette on the top floor and a non-residential maisonette unit spread over three floors. The price of the unit also includes a practical 2,4 sqm basement cubicle. Possibility to use the common garden and courtyard. The apartment is oriented to the south with a view of the street. Excellent transport accessibility by public transport and by car. It takes a minute from Petynka to reach the Patočkova Street entrance to the Blanka tunnel. Václav Havel Airport can be reached in 18 minutes by car. Metro A with Dejvická or Petřiny stops is only 2.3 km (about half an hour's walk) away. Kajetánka and Talichova bus stops can be reached in 5 minutes on foot, and the Central Military Hospital is 10 minutes away. 150 meters from the house is the Kajetánka park with a pond and a restaurant. Near the house is the Petynka swimming pool (750 m), Hradčany and Petřínské sady (2.7 km). In the vicinity you will find various businesses and shops, including the Billa supermarket, as well as playgrounds or the J.A. Komenský Primary and Kindergarten school. Living in Na Petynce is within reach of the lively center, yet surrounded by the peaceful Landronka Park or the Hvězda nature reserve.