



490 m<sup>2</sup> Kopeckého, Praha 6 - Břevnov Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5040</b>	Price	<b>Sold</b>
Address	<b>Kopeckého, Praha 6 - Břevnov</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>490 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>832 m<sup>2</sup></b>	Built up area	<b>224 m<sup>2</sup></b>
Floor area	<b>440 m<sup>2</sup></b>	Area of non-residential premises	<b>608 m<sup>2</sup></b>
Garden area	<b>608 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>2</b>	Device	<b>No</b>
Parking	<b>2</b>	Terrace	<b>50 m<sup>2</sup></b>

## About real estate

We sell an extraordinary, generously designed family villa in a very quiet part of Břevnov, just a few meters from the large Ladronka Park. The Břevnov and Motol border parts of Prague are very attractive due to their location and excellent transport and pedestrian access to both the center of Prague and the countryside. This place is one of the most popular for residential living.

Part of the two-storey villa and garden has an indoor swimming pool (64.5 sqm), a double garage (30.7 sqm) connected directly to the house and a beautiful grown garden of a park character, which thanks to the cultivated decoration and decorative trees is very wide. Indoor parking, a terrace and a roofed barbecue place for family and friends.

On the ground floor we enter to the living area through a vestibule and a hall (10.7 sqm), the living area is connected to a dining room (64.5 sqm) and allows direct access to the outdoor terrace connected with the garden. Double doors separate modern and functionally designed kitchen (25.8 sqm) equipped with Gaggenau and Siemens appliances. Pleasant relaxation can be enjoyed in sauna, cooler and swimming pool, which is equipped with counter currents. On the ground floor there is a pantry, toilet and shower. On the beautifully designed stairs leading directly from the living area, you get to the second floor, mall salon (30.2 sqm), guest bedroom (10.6 sqm) with bathroom, bedroom with balcony (29.3 sqm) and main bathroom (13.3 sqm) with underfloor heating, also a dressing room, laundry and loggia. The third floor has two rooms (24.7 and 30.1 sqm), a bathroom and a spacious hall (48.8 sqm) which is currently used for fitness purposes.

The property is just a few steps away from the extensive Ladronka Park, providing residents with all the possibilities for civic, cultural and sporting activities. Within walking distance of public transport, trams and buses to Smíchov and Dejvice, to the center of Prague and to the international airport. Walking distance from Prague Castle, Malá Strana, Petřín. Complete civic amenities - schools, kindergartens, Czech and international schools (in the vicinity there is a private kindergarten and a small playground nearby), shops, museums, restaurants, doctors offices, pharmacies and polyclinics.

The Energy Class G is only listed temporarily to meet legal requirements, the license is required to be drawn up.