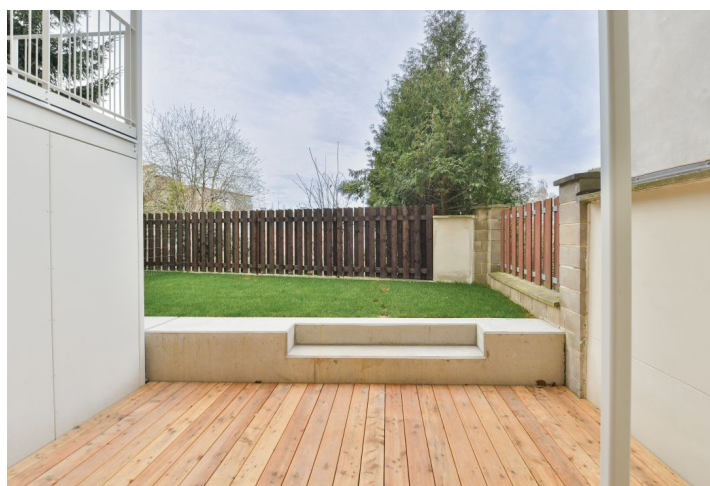




## Apartment One-bedroom (2+kk)

€ 291 321 | CZK 7 200 000

44.6 m², Prague 6, Břevnov, Šlikova





## Apartment One-bedroom (2+kk)

€ 291 321 | CZK 7 200 000

44.6 m<sup>2</sup>, Prague 6, Břevnov, Šlikova

Total area	45 m <sup>2</sup>
Garden	41 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	43819

We exclusively offer for sale this elegant, airy, high-standard apartment that is part of the Šlikova 16 boutique residence, an apartment building from the beginning of the 20th century that is currently being completely reconstructed. It is located on a side street in a beautiful part of Prague 6 in Břevnov, in the immediate vicinity of the Tejnka historical monument zone and within walking distance of Prague Castle or Petřín Hill.

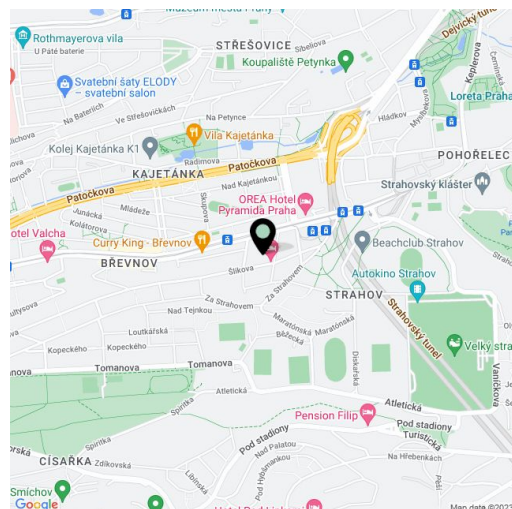
The area of the apartment on the 1st underground floor consists of a kitchen with a dining room, a living area, a bathroom (with bath and toilet), and a foyer. The living area has access to the **terrace** facing a **quiet courtyard** and connected to a **garden**.

The **high-standard** facilities include herringbone pattern **oak parquet floors**, designer **WOW hexagon tiles**, brand-name sanitary ware, security wooden panel entrance doors, double-wing panel interior doors to the living room, and full rebateless doors to the bedroom and bathroom, all with **brass handles** and **magnetic locks**. Windows are wooden with insulated triple-glazed panes, and the surface of the terrace is made of **larch wood**. The building with elegant common areas has a modern elevator and a **refurbished stone staircase**, while a video intercom contributes to comfort and safety. The apartment comes with a **storage room** on the floor.

This great location in Prague 6 is easily accessible by public transport and by car. There are plenty of cafes and restaurants, a supermarket and farm produce shops are in the immediate vicinity, and numerous sports fields are within easy reach. **Ladronka Park**, **Velká Strahovská Garden**, the **Petřín Gardens**, or the **Hvězda game reserve** are all nearby. The ride to the city center takes about 15 minutes by tram from the nearby stop, it's possible to reach the Hradčanská metro station in less than 10 minutes, and you can quickly reach the airport by car as well as drive through a tunnel complex or exit the metropolis via the Prague Ring Road.

Floor area 44.6 m<sup>2</sup>, terrace and garden 40.9 m<sup>2</sup>.

For more information, please visit the project website [www.slikova16.cz](http://www.slikova16.cz).



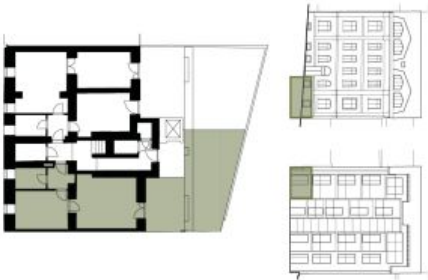
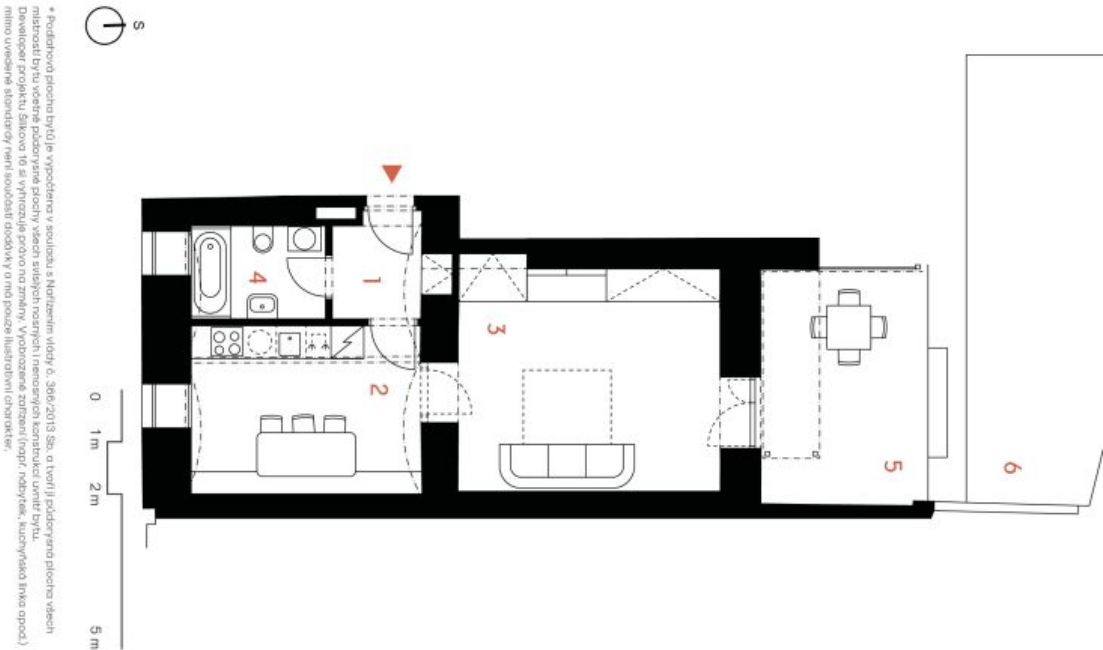
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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ŠLIKOVÁ 16

Byt č. 2  
2+kk | 1. PP

1	Chodba	3,1 m²
2	Kuchyň s jídelnou	13,5 m²
3	Obývací pokoj	20,5 m²
4	Koupelna s WC	4,2 m²

Užitná plocha	41,3 m²
Podlahová plocha*	44,6 m²

5	Terasa	13,4 m²
6	Zahrada	27,5 m²

Celková plocha	85,5 m²
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EXKLUZIVNÍ ZASTOUPENÍ  
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