

Břevnovská
Závěrka

THE PLACE WHERE LIFE BEGINS





Come in...

in

the historic part of Prague 6, surrounded by original low-rise apartment buildings and close to the heritage zone of Tejnka, lies a location with a unique atmosphere and excellent accessibility. On one of the last prime plots in Břevnov, we are building a boutique residential project: Břevnovská Závěrka.

This residence, with a limited number of apartments, is designed for those who appreciate peace, greenery, sports, a vibrant community, and the charm of local shops, cafés, and bistros in the area.

You can look forward to...

TRANQUILITY

The residence is nestled in a courtyard garden at the end of the quiet Závěrka street, away from the noise of busy traffic.

EXCELLENT ACCESSIBILITY

Prague Castle is just four stops away, and the Strahov Tunnel and Blanka Tunnel are only a 5-minute drive. You can reach the city center by tram in 10 minutes, and the excellent Petynka swimming pool is also just 10 minutes away. Parks such as Ladronka and Petřín Gardens are within walking distance.

A UNIQUE LOCATION

Břevnov is a place where history meets the present, maintaining its timeless charm. This urban district offers a vibrant community life with all essential services within walking distance, including both international and public schools and kindergartens.

PREMIUM STANDARD LIVING

The apartments come with balconies, terraces, or private front gardens, complemented by a shared courtyard garden for all residents. Each unit includes a parking space in the underground garage and a brick storage unit.





Premium standard living

Standard features include:

- Triple-glazed windows for insulation
- Multi-layer wooden flooring
- Large-format tiles and ceramics
- Flush interior doors
- Premium bathroom fixtures and fittings
- Underfloor heating
- Security entrance doors



Sample apartments and layouts



2+KK	
01	Entry
02	Living room with kitchen
03	Bedroom
04	Bathroom
Interior area	49,1 m ²
Terrace area	12,9 m ²
Garden area	17,3 m ²
Apartment floor area	52,4 m ²

3+KK	
01	Entry
02	Living room with kitchen
03	Bathroom
04	Bedroom
05	Bedroom
06	WC
Interior area	82,1 m ²
Terrace area	48,3 m ²
Apartment floor area	87,7 m ²

4+KK	
01	Entry
02	Living room with kitchen
03	Bedroom
04	Bedroom
05	Bedroom
06	Bathroom
07	WC
08	Bathroom
Interior area	95,4 m ²
Balcony area	4,8 m ²
Apartment floor area	102,2 m ²



Services and relaxation in the area

The **Břevnovská Závěrka** location boasts a unique mix of services, parks, and excellent transport accessibility. For a stroll or sports, you can visit the nearby Ladronka Park or Petřín Gardens. Food enthusiasts will enjoy the local bakery & bistro *Moje Kredenc*, *Angelato* ice cream shop, *Fish House* fresh seafood store, or one of Prague's top burger joints, *Fatfuck Smash Burgers*.

If you're considering schooling options, the area offers a range of public and private international schools within walking distance.

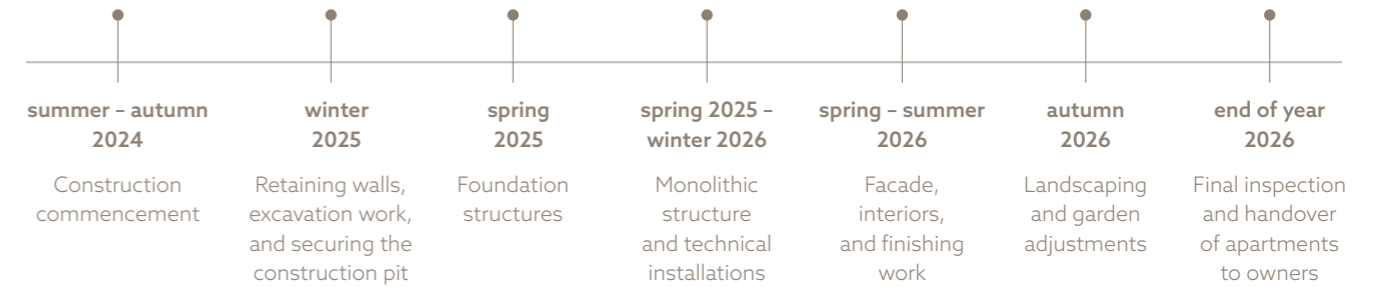
Financing options

1. Upon signing the reservation agreement, a reservation fee of CZK 200,000 is required, which is included in the purchase price.
2. After concluding the future purchase agreement (during the construction phase), the client pays 20% of the future apartment purchase price.
3. By the time the purchase agreement is signed, you must decide on the method of financing the remaining amount – either from your own funds or a mortgage loan.
4. The remaining balance is due upon signing the purchase agreement.
5. We are happy to assist you with arranging all the necessary formalities, including financing options tailored to your needs.



New living in the heart of Břevnov

PROJECT TIMETABLE



DEVELOPER

The developer and main investor of the Břevnovská Závěrka project is New Square Associates (NSA), firmly established in the Czech market since 2002. The company's management has decades of experience in commercial real estate investments and development in the USA, the Middle East, and Europe. Their past projects in Prague include the complete renovation of two buildings on Šlikova Street, just a stone's throw from Břevnovská Závěrka, where they created comfortable apartments.

EXCLUSIVE SALES PARTNER

Philip & Frank is a Prague-based independent real estate agency specializing in the sale and rental of premium properties for over 15 years. We provide top-tier services with the belief that a handshake holds the same value as a signature. We take a personal approach, respecting the individual needs of our clients. In the Břevnovská Závěrka project, we are exclusively managing the sale of all apartments.

PHILIP
&
FRANK

Leading
REAL ESTATE COMPANIES
OF THE WORLD

LUXURY
PORTFOLIO
INTERNATIONAL

Contact us

We are happy to help you select your new home or investment property in the Břevnovská Závěrka project.

PHILIP & FRANK s.r.o.

+420 725 718 352

zaverka@philip-frank.com



Markéta Čekalová, MBA
Residential Department



MgA. Monica Mollicone
Residential Department

Břevnovská
Závěrka

brevnovskazaverka.cz