

NA PETŘINÁCH 



Harmony. Atmosphere.  
Greenery. *A True Home.*



The Na Petřinách 7 residential project epitomizes the concept of upscale urban living close to nature. Inspired by functionalism, the sleek new building is elegantly set in a south-facing garden surrounded by tall trees. The minimalist facade of the low-energy villa complements the attractive neighborhood situated in Prague 6 between Břevnov and Petřín. It includes 13 spacious apartments with high ceilings and large-format windows that provide sunlight all year round, and south-facing terraces or balconies that look out onto the 700 sq. m. peaceful garden designed by the renowned landscape architects of Atelier Flera.

# Down to the *Last Detail*

The boutique Na Petřínách 7 residential project is located only a short walk away from the historic Břevnov Benedictine Monastery. The attractive neighborhood has all the necessary amenities, with a metro station nearby and a good connection to the city center. The villa has five floors and an elevator, and includes 13 apartments, ranging from one-bedroom to four-bedroom, as well as a penthouse with a floor space of 240 sq. m. and a 145 sq. m. terrace. The modern, low-energy building was designed by the SUNCAD studio. The garden has a common area that includes space for barbecues and get-togethers, and private sections belonging to the ground-floor apartments. Each apartment comes with a large cellar unit for storage and up to two underground parking spaces (the building's first residents may select their spaces).

## **Project Developer**

The name of Jiří Šalda, developer and spiritual guru of the project, who is also in charge of its construction management, is a guarantee that the project will be of fine quality. The villa is being built by the boutique All New Development a.s. company, which specializes in unique intimate projects, applying an individual approach and focusing on the client's needs. The project is planned to be finished in spring 2020.











# *Greenery* Right Under Your Window

The garden has over 700 sq. m. and features fully-grown trees, and was designed by the landscape architects of Atelier Flera. It is a peaceful space with secluded nooks for all residents to enjoy. It features private front gardens separated from the common area by a gentle slope and several multi-stem trees, which also provide a natural noise barrier. The garden's common area includes space for grilling as well as relaxation, a sandbox, and ideal spots for sitting back and reading a book. The private front gardens lead directly into the apartments' living rooms.

## **A Word from an Architect**

Ferdinand Leffler from Atelier Flera

„We designed the garden so that it would serve all of the building's residents. It has sections for family events and parties with friends as well as space for everyday relaxation. Residents have many different ideas about how a garden should be used, and we therefore designed it so that adults could relax in quiet corners undisturbed by children playing in the playground. In short, it's a garden for everyone.“

# A Word from *an Architect*

“

Before the war, there were plans to expand the Ořechovka neighborhood, and the villa is situated in the area of this planned expansion. The history of the space and its large garden inspired us to design an apartment building that would evoke the architecture and standard of living of the neighboring villas. All of the apartments' main living rooms face south onto the garden, which is surrounded by tall trees and evergreens. The apartments feature 285 cm. extra high ceilings and let in a lot of light from their large-format, mostly south-facing windows. The apartments have large, 230 cm doors and so they feel spacious and larger than they actually are.

”

Petr Kokeš, SUNCAD







**M** NÁDRAŽÍ VELESLAVÍN

CANADIAN MEDICAL CARE

ZÁKLADNÍ ŠKOLA

SUPERMARKET

**M** PETŘINY

GYMNÁZIUM

NA PETŘINÁCH  
7

BŘEVNOVSKÝ KLÁŠTER

Evropská

Evropská

Na Petřinách

Na Petřinách

Ankarská

Patočkova



# Behind the *Monastery Garden*

„I have known Břevnov since I was very young. We used to walk from Pohořelec to the Monastery and then back up Zeyer’s Avenue to Hvězda. To pick violets and lilies of the valley,“ wrote the Břevnov patriot and poet Jaroslav Seifert.

The Na Petřinách 7 residential project is located close to the poet’s favorite places, on the street it was named for, constituting the border between Petřiny and Břevnov, which is where the villa’s address will be. Declared a town in 1907 by Franz Joseph I., Břevnov today is one of Prague’s most attractive neighborhoods. An area with an abundance of greenery and sports fields, with pockets that feel almost rural, while others very upscale, it is home to unique historical monuments, chief among which is the Benedictine Monastery. The Monastery’s garden, like the nearby Hvězda Game Reserve, or the elegant Ořechovka quarter, are ideal places for the residents of Na Petřinách 7 to go for walks.

The surrounding area features all public amenities, including kindergartens and elementary schools. There are many stores close to the Petřiny metro stop that is a 10 minute walk or one stop away by tram. The metro provides the easiest connection to the city center. The ride to the Můstek stop downtown takes only 13 minutes. The Strahov tunnel can easily be reached by car, and Evropská street connects to the Prague Ring Road. The airport is a 15 minute ride away.

# *Facing South, Looking out onto the Garden*

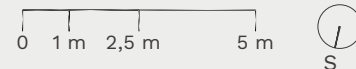
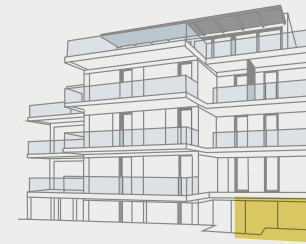
There is a total of 13 spacious apartments that range in size from one-bedroom to four-bedroom with the exception of the penthouse. Each floor has three apartments. The large-format aluminum triple pane windows open out onto the south-facing garden with its fully-grown trees, including several evergreens. Each apartment has a terrace or a balcony with tropical wood floors that is wheelchair accessible. The ground-floor apartments open out onto private gardens (up to 145 sq. m.). The penthouse (240 sq. m.) has a wraparound terrace (145 sq. m.). When its windows are lowered, it seems as if the boundary between the interior and exterior has been erased.

The apartments have 285 cm extra high ceilings, and oakwood parquet floors with underfloor heating. Air conditioning may be installed. The apartments will be sold in a finished state. Each comes with a large storage space and up to two underground garage parking spaces.



# Apartment 4+kk

1.1



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	13,31
02	CLOAKROOM	6,77
03	STORAGE SPACE	2,40
04	BATHROOM 1	7,15
05	LIVING ROOM + KITCHEN UNIT	40,75
06	STUDY	8,22
07	BEDROOM 1	14,02
08	BEDROOM 2	12,33
09	BATHROOM 2	6,19
<b>USABLE AREA</b>		<b>111,14</b>
<b>FLOOR AREA*</b>		<b>119,5</b>
TERRACES TOTAL		33,3
FRONT GARDEN		150,0

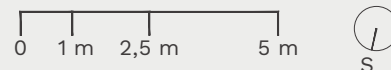
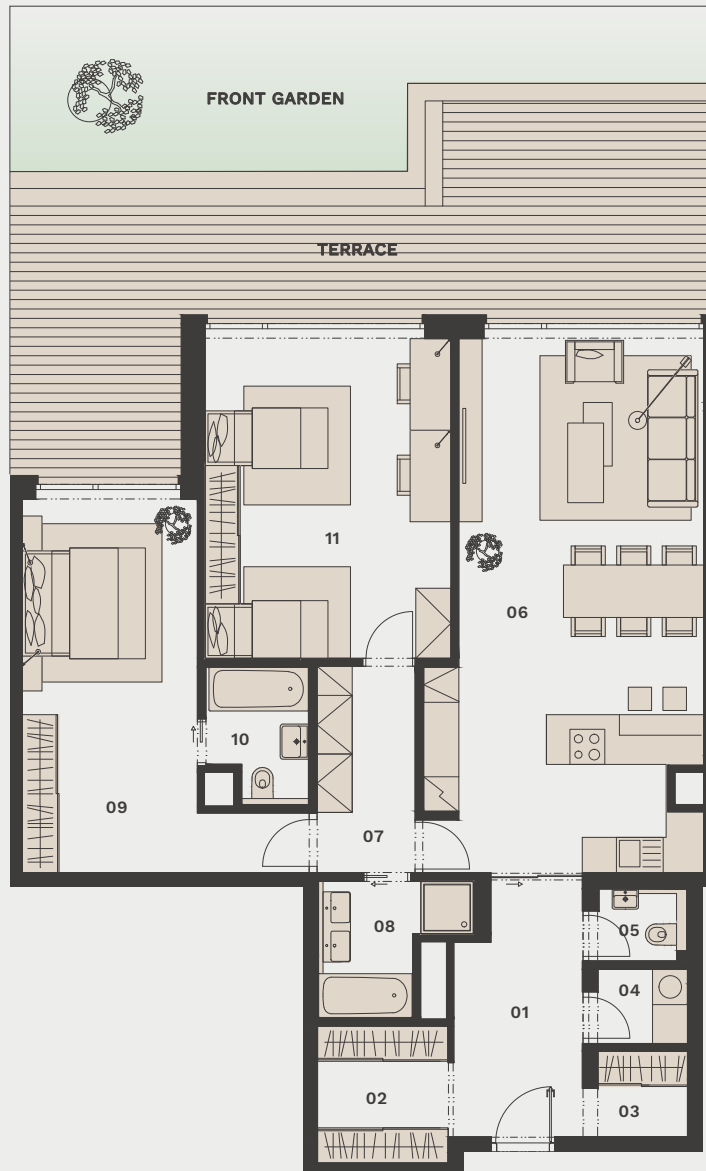
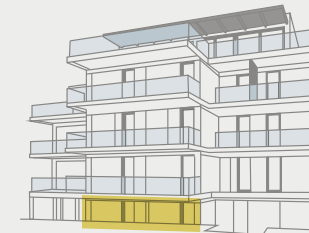
The diagram of the apartment floor plan represents the layout of the apartment. The kitchen unit and furniture serve as an illustration only and are not included in the apartment equipment. The garden area is indicative. The construction specifications, surface adjustments and apartment equipment are defined in "The Property Standards" attachment.

\* The floor area is defined by government regulation no. 366/2013 related to the modification of some issues related to housing co-ownership.



# Apartment 3+kk

1.2



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	9,32
02	CLOAKROOM 1	5,21
03	CLOAKROOM 2	2,05
04	STORAGE SPACE	2,12
05	TOILET	1,74
06	LIVING ROOM + KITCHEN UNIT	40,57
07	CORRIDOR	6,34
08	BATHROOM 1	4,52
09	BEDROOM 1	21,50
10	BATHROOM 2	3,51
11	BEDROOM 2	23,64
<b>USABLE AREA</b>		<b>120,52</b>
<b>FLOOR AREA*</b>		<b>129,2</b>
TERRACE		44,0
FRONT GARDEN		31,29

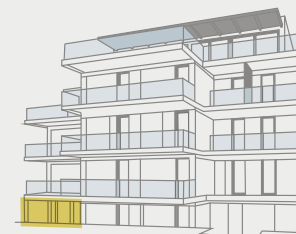
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## Apartment 2+kk

1.3



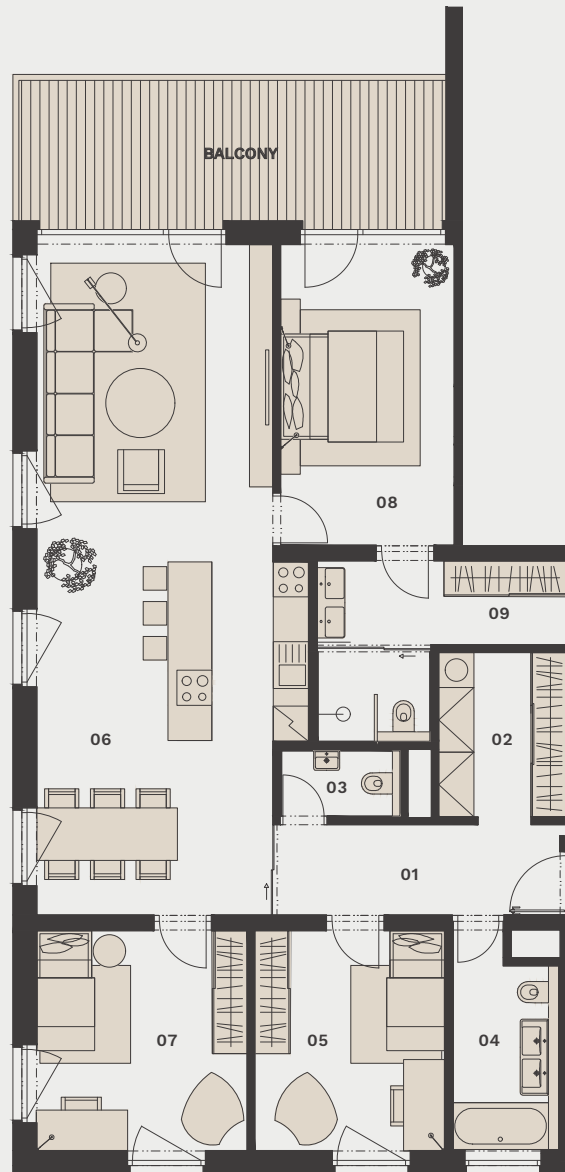
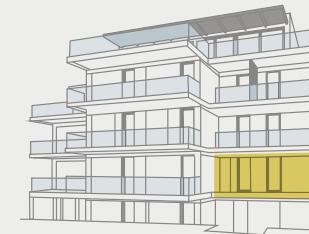
No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	5,07
02	BATHROOM	6,86
03	TOILET	1,74
04	CLOAKROOM	3,04
05	BEDROOM	15,56
06	LIVING ROOM + KITCHEN UNIT	31,33
<b>USABLE AREA</b>		<b>62,60</b>
<b>FLOOR AREA*</b>		<b>67,4</b>
TERRACE		24,5
FRONT GARDEN		57,02

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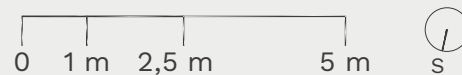
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# Apartment 4+kk

2.1



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	7,61
02	CLOAKROOM	6,15
03	TOILET	2,06
04	BATHROOM 1	8,92
05	BEDROOM 1	15,65
06	LIVING ROOM + KITCHEN UNIT	49,80
07	BEDROOM 1	14,14
08	BEDROOM 2	12,41
09	BATHROOM 2	6,22
<b>USABLE AREA</b>		<b>122,96</b>
<b>FLOOR AREA*</b>		<b>132,1</b>
BALCONY		18,50

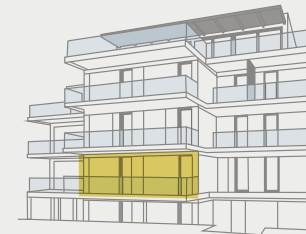


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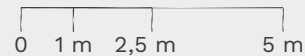
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# Apartment 3+kk

2.2



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	9,68
02	CLOAKROOM	3,78
03	TOILET	1,84
04	LIVING ROOM + KITCHEN UNIT	38,48
05	CORRIDOR	7,30
06	BATHROOM 1	4,31
07	BEDROOM 1	16,65
08	BEDROOM 2	23,51
09	BATHROOM 2	4,42
<b>USABLE AREA</b>		<b>109,97</b>
<b>FLOOR AREA*</b>		<b>117,1</b>
BALCONY 1		17,30
BALCONY 2		7,13

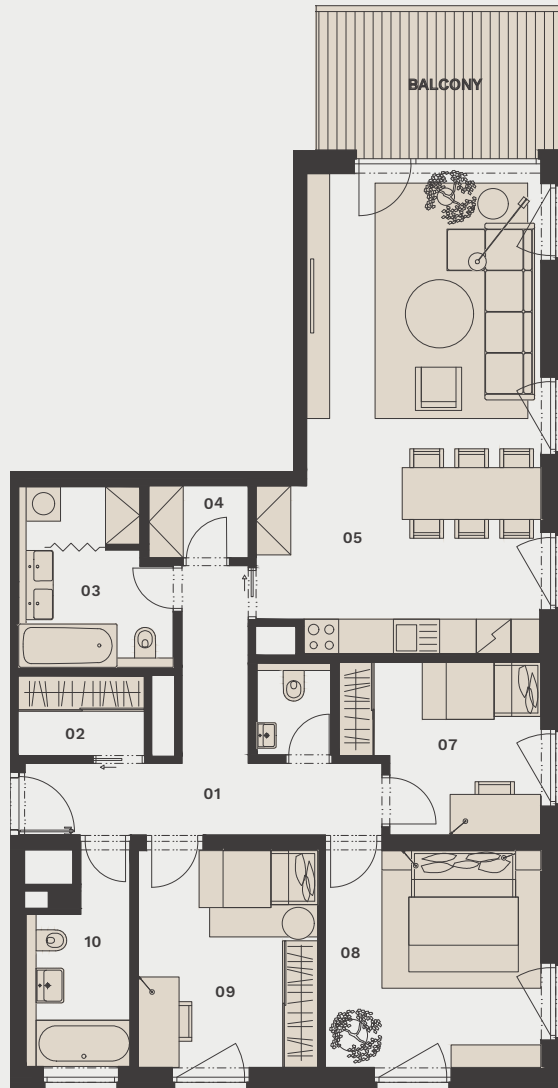


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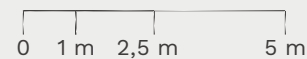
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# Apartment 4+kk

2.3



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	12,31
02	CLOAKROOM	2,93
03	BATHROOM 1	7,00
04	STORAGE SPACE	2,08
05	LIVING ROOM + KITCHEN UNIT	37,04
06	TOILET	1,86
07	STUDY	9,46
08	BEDROOM 1	14,67
09	BEDROOM 2	11,89
10	BATHROOM 2	5,83
<b>USABLE AREA</b>		<b>105,07</b>
<b>FLOOR AREA*</b>		<b>115,0</b>
BALCONY		10,75

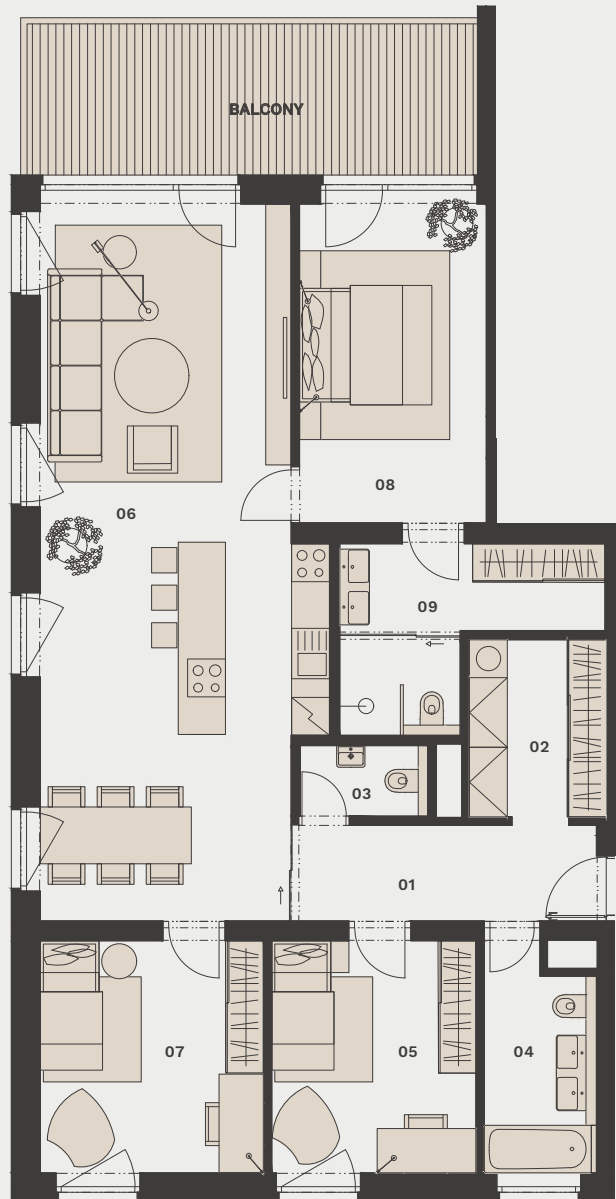
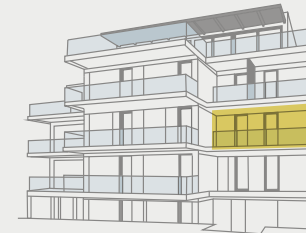


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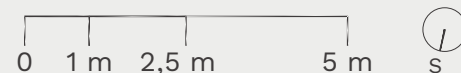
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# Apartment 4+kk

3.1



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	7,63
02	CLOAKROOM	6,08
03	TOILET	2,06
04	BATHROOM 1	8,81
05	BEDROOM 1	15,66
06	LIVING ROOM + KITCHEN UNIT	49,03
07	BEDROOM 2	13,69
08	BEDROOM 3	12,10
09	BATHROOM 2	6,23
<b>USABLE AREA</b>		<b>121,29</b>
<b>FLOOR AREA*</b>		<b>130,6</b>
BALCONY		18,50

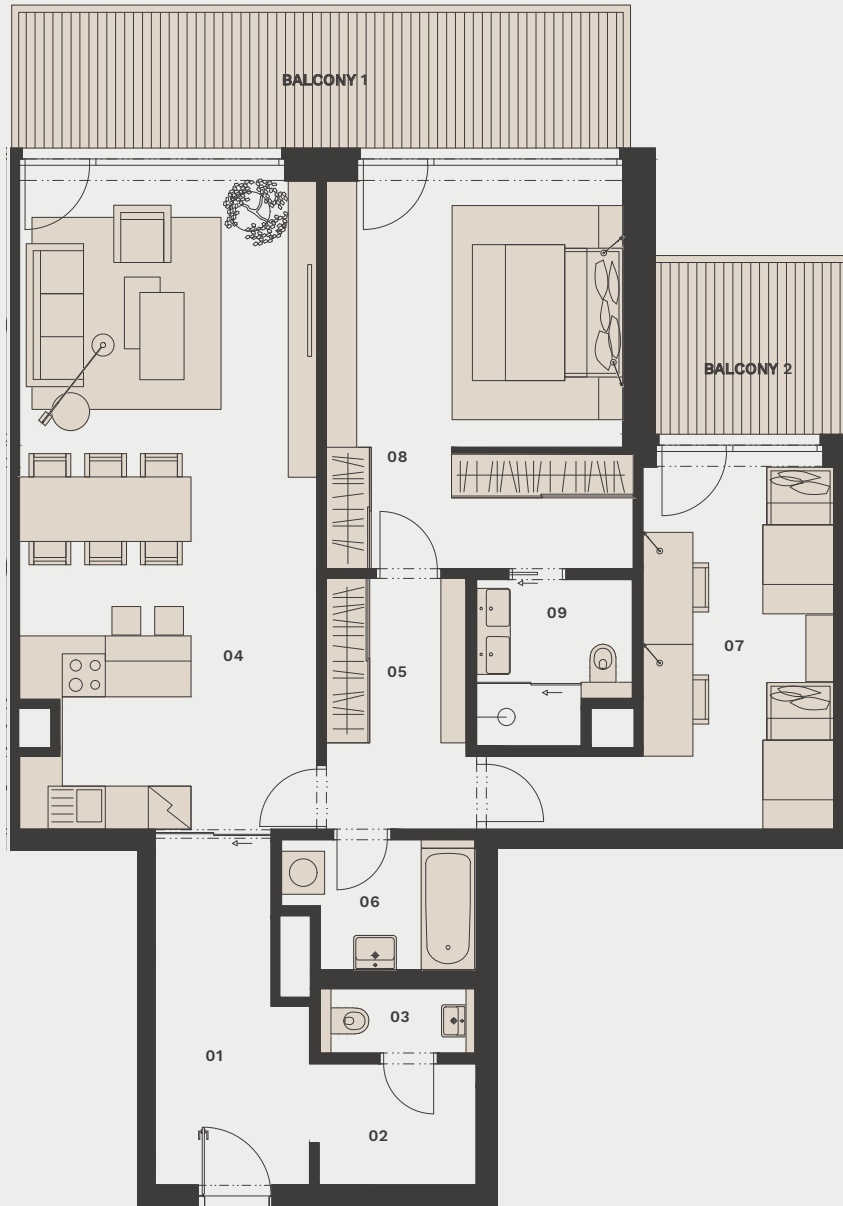


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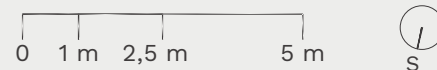
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# Apartment 3+kk

3.2



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	9,43
02	CLOAKROOM	3,68
03	TOILET	1,82
04	LIVING ROOM + KITCHEN UNIT	38,03
05	CORRIDOR	7,26
06	BATHROOM 1	4,31
07	BEDROOM 1	16,39
08	BEDROOM 2	23,33
09	BATHROOM 2	4,41
<b>USABLE AREA</b>		<b>108,66</b>
<b>FLOOR AREA*</b>		<b>115,7</b>
BALCONY 1		17,30
BALCONY 2		7,13

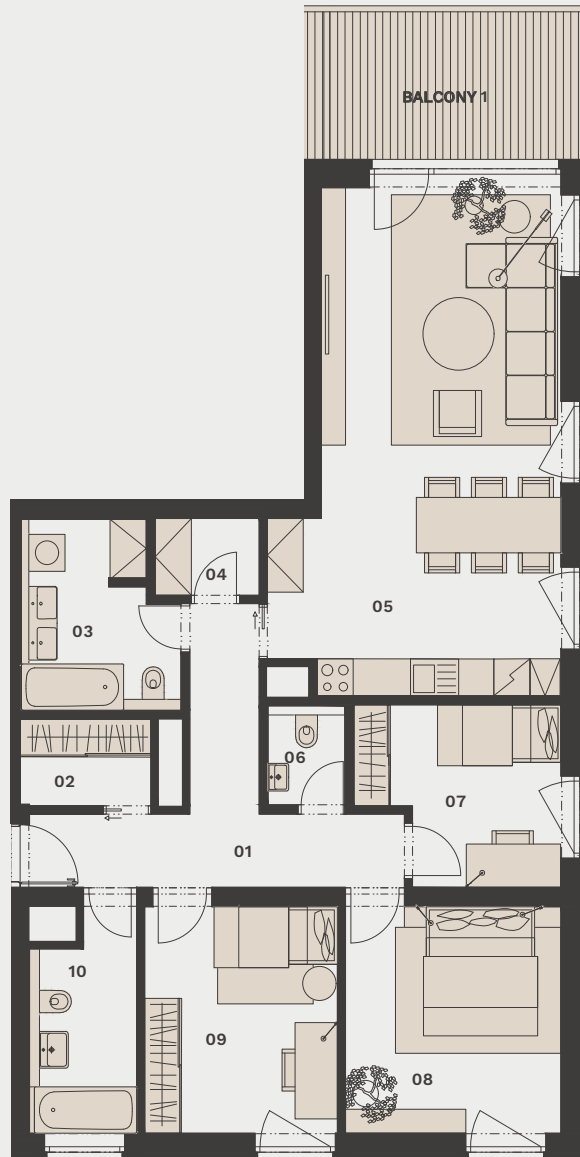
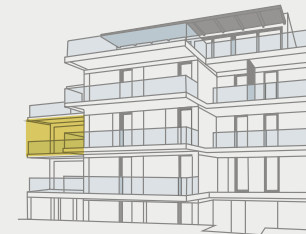


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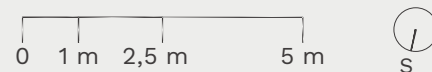
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# Apartment 4+kk

3.3



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	12,05
02	CLOAKROOM	3,00
03	BATHROOM 1	6,90
04	STORAGE SPACE	2,05
05	LIVING ROOM + KITCHEN UNIT	36,62
06	TOILET	1,89
07	STUDY	9,20
08	BEDROOM 1	13,66
09	BEDROOM 2	12,01
10	BATHROOM 2	5,89
<b>USABLE AREA</b>		<b>103,27</b>
<b>FLOOR AREA*</b>		<b>113,4</b>
BALCONY		10,75



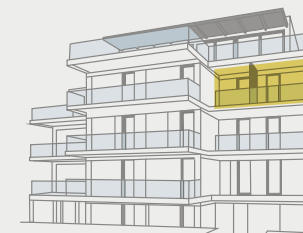
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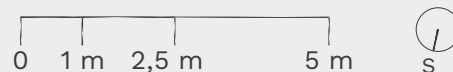


# Apartment 3+kk

4.1



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	7,57
02	CLOAKROOM	6,87
03	STORAGE SPACE	2,39
04	BATHROOM 1	5,37
05	TOILET	2,16
06	LIVING ROOM + KITCHEN UNIT	47,98
07	BEDROOM 1	13,86
08	BEDROOM 2	12,20
09	BATHROOM 2	5,96
<b>USABLE AREA</b>		<b>104,36</b>
<b>FLOOR AREA*</b>		<b>112,8</b>
BALCONY		10,75

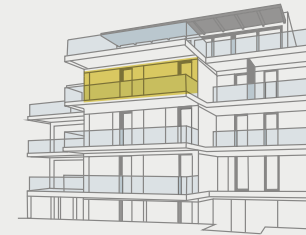


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# Apartment 3+kk

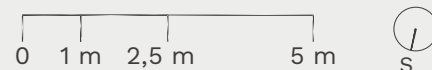
4.2



No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	10,48
02	CLOAKROOM	3,20
03	LIVING ROOM + KITCHEN UNIT	39,82
04	CORRIDOR	5,98
05	BATHROOM 1	4,72
06	BEDROOM 1	17,44
07	BATHROOM 2	3,96
08	BEDROOM 2	23,30

<b>USABLE AREA</b>	<b>109,77</b>
<b>FLOOR AREA*</b>	<b>117,2</b>

BALCONY 1	7,50
BALCONY 2	17,30

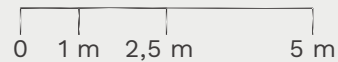
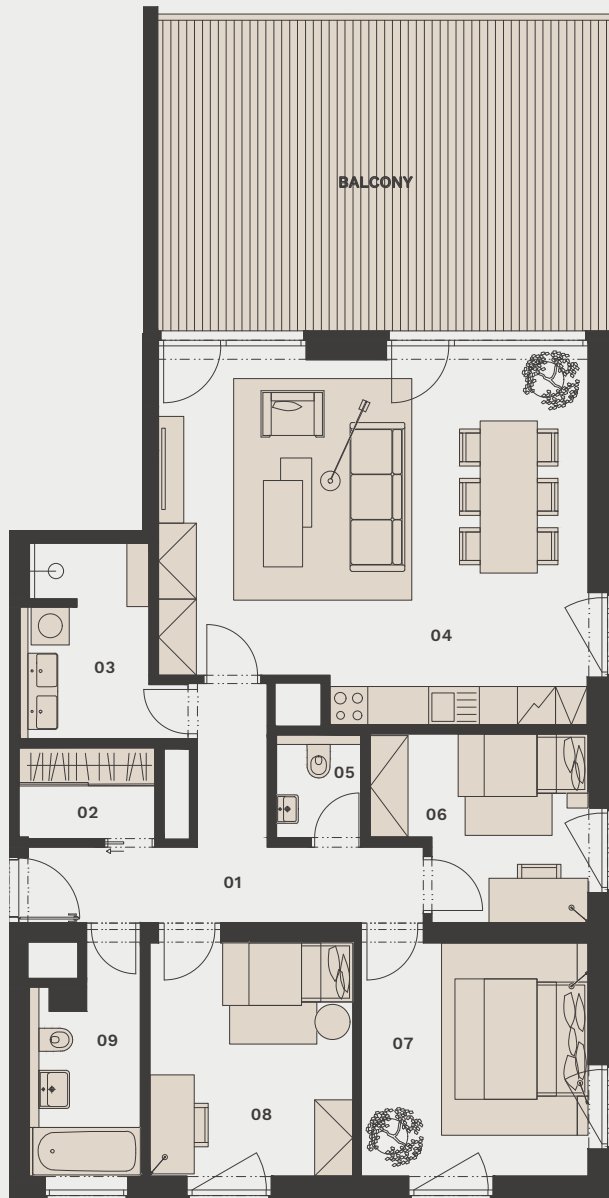
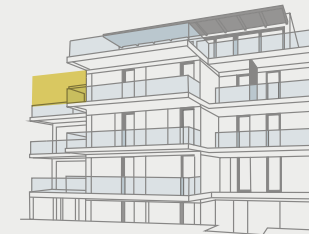


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# Apartment 4+kk

4.3



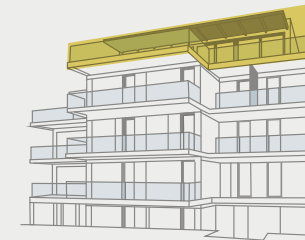
No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL	11,02
02	CLOAKROOM	2,95
03	BATHROOM 1	6,58
04	LIVING ROOM + KITCHEN UNIT	38,42
05	TOILET	1,91
06	STUDY	9,19
07	BEDROOM 1	14,02
08	BEDROOM 2	11,96
09	BATHROOM 2	5,87
<b>USABLE AREA</b>		<b>101,92</b>
<b>FLOOR AREA*</b>		<b>111,7</b>
BALCONY		36,25

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# Apartment 4/5kk

5.1

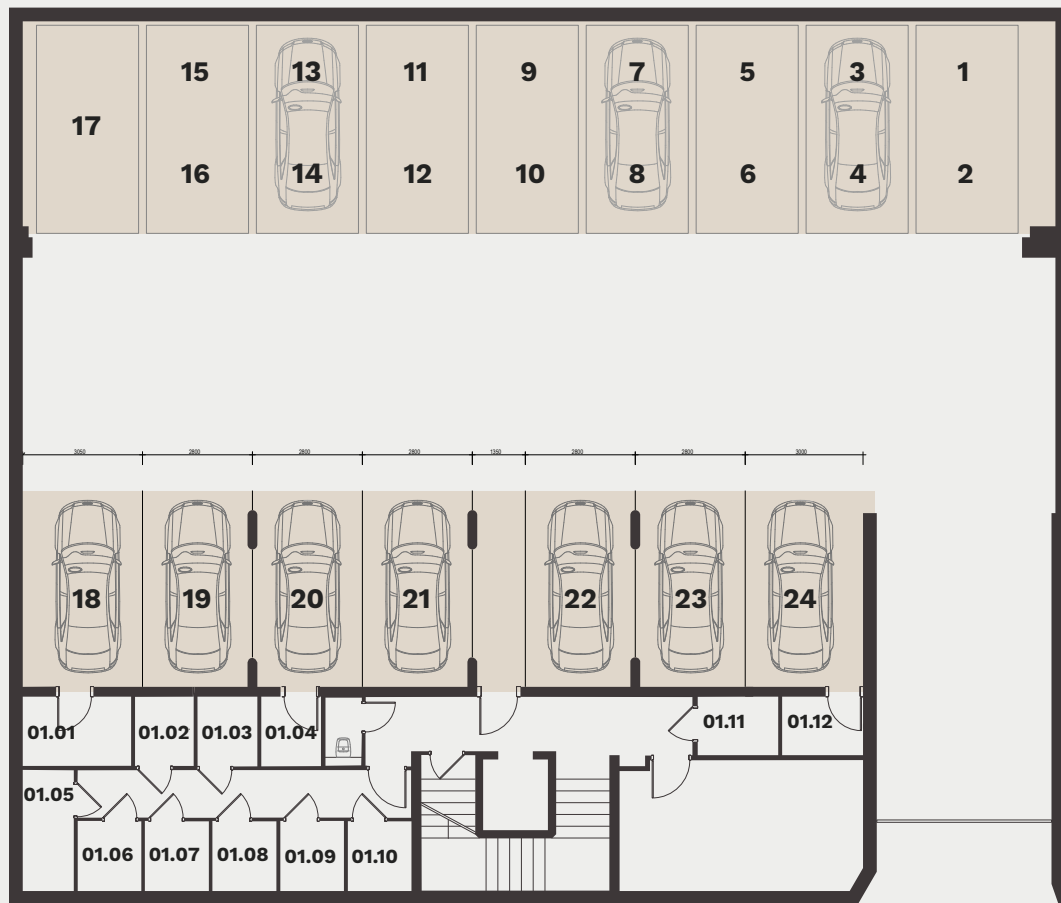


No.	ROOM	M <sup>2</sup>
01	ENTRANCE HALL STORAGE	25,78
02	SPACE 1	5,50
03	STORAGE SPACE 2	8,67
04	LIVING ROOM + KITCHEN UNIT	90,76
05	CLOAKROOM 1	3,61
06	BATHROOM 1	15,45
07	BEDROOM 1	20,95
08	CLOAKROOM 2	6,96
09	BEDROOM 2	24,68
10	BATHROOM 2	12,02
11	BEDROOM 2	22,13
12	TOILET	4,02
<b>USABLE AREA</b>		<b>240,53</b>
<b>FLOOR AREA*</b>		<b>255,7</b>
SOUTH TERRACE		110,43
NORTH TERRACE 1		17,0
NORTH TERRACE 2		17,0

The diagram of the apartment floor plan represents the layout of the apartment. The kitchen unit and furniture serve as an illustration only and are not included in the apartment equipment. The garden area is indicative. The construction specifications, surface adjustments and apartment equipment are defined in "The Property Standards" attachment.

\* The floor area is defined by government regulation no. 366/2013 related to the modification of some issues related to housing co-ownership.

# PODZEMNÍ PARKOVACÍ MÍSTA



1 - 17 ZAKLADAČE

18 - 24 STÁNÍ

**napetrinach7.cz**

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