



## Apartment Four-bedroom (5+kk)

Ask for price

222 m<sup>2</sup>, Praha 6, Břevnov





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Total area	250 m <sup>2</sup>
Floor area*	222 m <sup>2</sup>
Balcony	28 m <sup>2</sup>
Parking	3 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	25128

\* 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.

**Responsibility. This is how to describe the La Crone development project in one word. Experienced architects from Atelier 8000 created it with respect to the character of the place. La Crone is not only a place to live, but also to a pleasant living.**

Spacious modern **4-bedroom apartment with two balconies on the 2nd floor** offers views of Prague with the dominant towers of St. Vitus Cathedral. In good weather also Říp or Ještěd are seen. The apartment is part of a newly created closed complex with reception, impressive entrance lobby, underground parking and a large common garden. Parks and landscaping are already in progress. Each of the eight three-storey houses is individually conceived, the facades are based on the asymmetric compositions of modern painting of the first half of the 20th century.

The interior consists of a living room with kitchen preparation and an access to the balcony, a master bedroom with en-suite bathroom and a walk-in closet, two children's bedrooms (one of them with the second balcony), with a shared bathroom and a walk-in closet, study, separate toilet, walk-in closet and an entrance hall. The high standard includes **solid wooden floors, large-size tiles, large-area wood-aluminum windows** or high veneered interior doors. The glass railings of the balconies and terraces do not obstruct the view or access of light. The purchase price includes **3 garage space and 2 cellars**. The garage is accessible in one place, the whole transport is handled in the underground, and the space among the houses stays **safe and quiet**.

The residence is located near the **urban conservation area of Tejnka** with an unmistakable genius loci and the popular **Ladronka Park**. You will find a quiet family home with many opportunities for sports and relaxation. Due to plenty of greenery, prevailing western wind direction and absence of significant sources of pollution, you breathe **fresh air**.

Excellent accessibility is to the center, international kindergartens and prestigious schools or to Ruzyně airport, both by car and by public transport. The stop is just opposite the project, the bus runs to the **Anděl metro station (line B)**. Nearby are also **Petřiny and Motol metro stations (line A)**. Five minutes by car from the residence there is also a hospital with children's emergency.

Approval of the project is planned for the third quarter of 2017, moving in at the turn of 2017 and 2018. The value of the investor is the responsibility of the next generations who will grow up and live in the places they have built. Responsibility for your life and family story is only up to you ...



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Photos come from a model apartment.  
Interior 221.7 m<sup>2</sup>, balconies 27.8 m<sup>2</sup>.

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