



## Apartment Two-bedroom (3+kk)

Rented

108 m<sup>2</sup>, Prague 6, Břevnov, Skokanská





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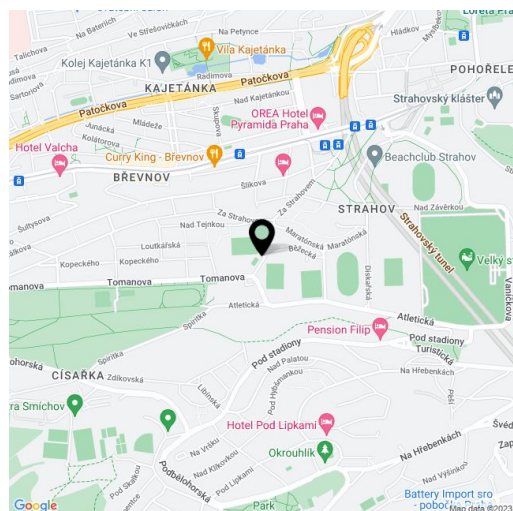
108 m<sup>2</sup>, Prague 6, Břevnov, Skokanská

Total area	115 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges, water and heating: CZK 7,500 per month.
PENB	A
Reference number	27892
Available from	Immediately

Boasting a wonderful green location, this apartment with a balcony and 2 bathrooms is situated on the first floor of the newly built La Crone gated residential project with a 24/7 reception, security, and underground parking, in a prestigious residential area in Prague 6 in close vicinity of the Strahov Stadium, Prague Castle, and popular Ladronka Park with plenty of sports and relaxation opportunities, and quick connections to the city center (tram, bus - about ten min. to the Hradčanská and Anděl metro stations). Convenient to the airport and international schools in Prague 6, a bus stop is right next to the residence.

The interior offers two bedrooms, a living room with a fully fitted open plan kitchen, dining area, and access to the balcony, an en-suite bathroom (walk-in shower, toilet), a family bathroom (bathtub), a toilet, and an entrance hall with built-in wardrobes.

Green views, **hardwood floors**, tiles, security entry door, large-format French windows, dishwasher, induction cooktop, microwave oven, video entry phone, 20 m<sup>2</sup> cellar, elevator, private fitness room for residents, pram/bike storage, guest parking. An on-site **garage parking** space is included in the rent. Electricity is billed separately. Available from September, 2023 (or earlier upon agreement).



\* 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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## RESIDENCE LA CRONE

### BYT 3+KK, 2.NP SO 01.202

202.1	VSTUPNÍ HALA	11,6 m <sup>2</sup>	
202.2	POKODI	12,0 m <sup>2</sup>	
202.3	LOŽNICE	13,9 m <sup>2</sup>	
202.4	KOUPELNA	5,6 m <sup>2</sup>	
202.5	OBÝVAJ. POKODI	47,3 m <sup>2</sup>	
202.6	KOUPELNA	5,9 m <sup>2</sup>	
202.7	WC	2,3 m <sup>2</sup>	
LÉTNÍ PLOCHA		102,4 m <sup>2</sup>	
OSTATNÍ (STĚNY, SLoupY)		1,6 m <sup>2</sup>	
PODLAHOVÁ PLOCHA		108,0 m <sup>2</sup>	
202.8		BALKÓN/LÉTNÍ PLOCHA	5,1 m <sup>2</sup>
202.8		BALKÓN/PODLAHOVÁ PLOCHA	7,0 m <sup>2</sup>
01.202		CELKOVÁ PLOCHA	115,0 m <sup>2</sup>



UMÍSTĚNÍ V RÁMCI AREÁLU :



UMÍSTĚNÍ V RÁMCI BUDOVY :



UMÍSTĚNÍ V RÁMCI PODLAŽÍ :

**SO 01.202**

BYT C

Upozornění: obrázek půdorysu představuje dispoziční řešení bytu. Zobrazený nábytek a kuchyňská linka nejsou součástí dodávky. Umístění zařízení bytu je uváděno pouze orientačně, přesná specifikace rozvodů a jejich možného napojení je určena v prováděcí dokumentaci. Plochy jednotlivých místností v zobrazeném schématu se mohou mírně lišit.