



## Apartment Two-bedroom (3+kk)

Ask for price

101 m<sup>2</sup>, Praha 6, Břevnov, Nad Tejnkou





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Total area	108 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	garage parking place
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31079

This finished apartment with a glazed loggia is located on the 2nd floor of a modern apartment building in the La Crone residential project designed by the experienced architects from Atelier 8000. The project is set in a green area near the popular Ladronka Park and the Tejnka urban conservation area with an unmistakable spirit of place.

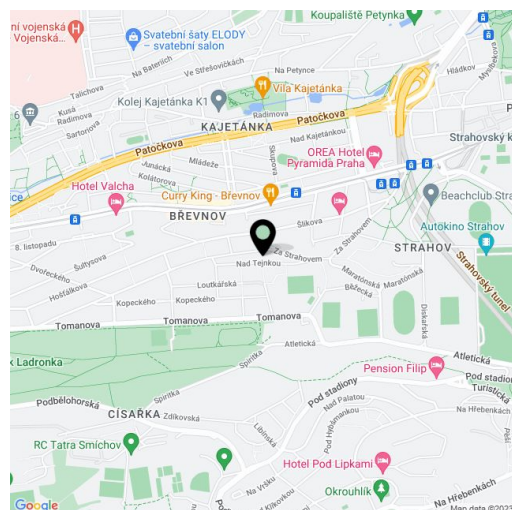
The main feature of the apartment is a **40-meter living space** with a kitchen, a dining room, and a glazed loggia. There is also a master bedroom with an en-suite bathroom, a second bedroom, a shared bathroom, and a large entrance hall.

The facilities include **wooden floors**, large-format **wood-aluminum windows**, floor convectors and **heated tiles** in the bathrooms. Heating is provided by a central gas condensing boiler. Fire security entrance doors (class 2). The glass railing of the loggia does not disturb the view or block out any daylight. The purchase price includes a cellar and the right to use **garage parking space**. The building has a storage room for strollers.

The project offers **very quiet housing** with many opportunities for sports and relaxation. Thanks to the greenery and westerly winds, the location has some of the **cleanest air in Prague**. There are complete urban amenities nearby, including international kindergartens and prestigious schools, and a hospital with a children's emergency room is a 5-minute drive away. The center can be reached by tram, and there is a stop approximately 200 m from the building. The airport is easily accessible by car.

Total area 101.4 m<sup>2</sup>, loggia 6.7 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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302.1	Vstupní hala	13,4 m <sup>2</sup>
302.2	Koupeřna	7,5 m <sup>2</sup>
302.3	Obyvací pokoj, Kuchyně	41,1 m <sup>2</sup>
302.4	Koupeřna	6,0 m <sup>2</sup>
302.5	Ložnice	13,5 m <sup>2</sup>
302.6	Pokoj	12,1 m <sup>2</sup>
	Užitná plocha	93,6 m <sup>2</sup>
	Ostatní (stěny, sloupý)	7,8 m <sup>2</sup>
<b>01.302</b>	<b>Podlahová plocha</b>	<b>101,4 m<sup>2</sup></b>
302.7	Lodžie užitná plocha	6,7 m <sup>2</sup>
	Lodžie podlahová plocha	7,1 m <sup>2</sup>

