



## Apartment Three-bedroom (4+kk)

Ask for price

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





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Total area	197 m <sup>2</sup>
Floor area*	162 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Terrace	28 m <sup>2</sup>
Parking	2 garage parking places.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31080

This finished apartment with a terrace, balcony, and panoramic view of Prague is located on the top floor of a modern 3-story 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 **60-meter living space** with a kitchen, a dining room, and a terrace. There is also a master bedroom with an ensuite bathroom, a dressing room, and a balcony, another two bedrooms, second bathroom, an entrance hall, a laundry room, and a guest toilet.

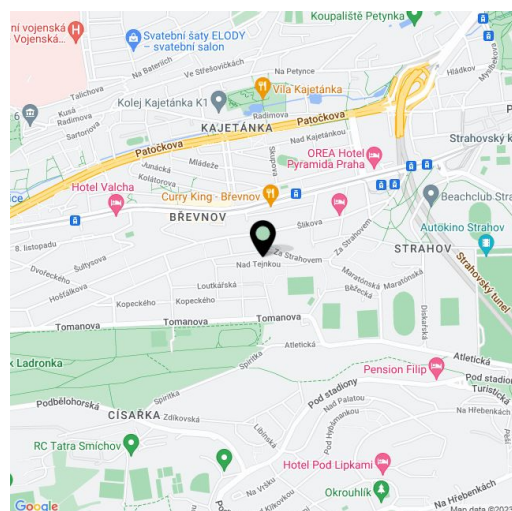
The facilities include **wooden floors**, large-format **wood-aluminum windows**, a **kitchen with a cooking island**, floor convectors, heated tiles in the bathrooms, and air conditioning. Heating is provided by a central gas condensing boiler. Fire security entrance doors (class 2). The glass railing of the loggia does not disturb the view or block out any daylight. The purchase price includes a cellar and the right to **2 garage parking spaces**. 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 western 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.

The apartment is rented until 03/2025.

Total floor area 161.9 m<sup>2</sup>, terrace 27.5 m<sup>2</sup>, balcony 7.1 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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402.1	Vstupní hala	77 m <sup>2</sup>
402.2	Chodba	12.4 m <sup>2</sup>
402.3	Pokoj	13.1 m <sup>2</sup>
402.4	Pokoj	13.6 m <sup>2</sup>
402.5	Koupelna	5.8 m <sup>2</sup>
402.6	Ložnice	15.9 m <sup>2</sup>
402.7	Šatna	6.7 m <sup>2</sup>
402.8	Obývací pokoj, Kuchyně	61.6 m <sup>2</sup>
402.9	Koupelna	7.4 m <sup>2</sup>
402.10	Prádelna	2.4 m <sup>2</sup>
402.11	WC	2.1 m <sup>2</sup>
	Užitná plocha	148.7 m <sup>2</sup>
	Ostatní (stěny, sloupky)	13.2 m <sup>2</sup>
<b>01.402</b>	<b>Podlahová plocha</b>	<b>161.9 m<sup>2</sup></b>
402.12	Terasa užitná plocha	27.5 m <sup>2</sup>
	Terasa podlahová plocha	28.6 m <sup>2</sup>
402.13	Balkon užitná plocha	7.1 m <sup>2</sup>

