



## Apartment Three-bedroom (4+kk)

Rented

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





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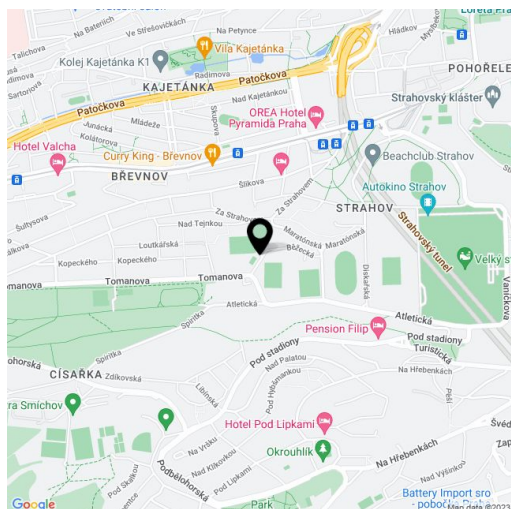
**Rented**162 m<sup>2</sup>, Prague 6, Břevnov, Skokanská

Total area	197 m <sup>2</sup>
Floor area*	162 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	2 garage parking places.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	32529
Available from	Immediately

Boasting far reaching views, this is a brand new, fully air-conditioned 3-bedroom 2-bathroom apartment with a 28 m<sup>2</sup> terrace and a 7 m<sup>2</sup> balcony. Set on the third floor in the recently built gated residential project La Crone with a 24/7 reception, security and underground parking, in a prestigious residential area in Prague 6. Attractive quiet location in close vicinity of the Strahov Stadium, the Prague Castle and the popular Ladronka Park with lots of sports and relaxation opportunities, with quick connection to the city center (tram, bus - about ten min. to Hradčanská and Anděl metro stations). Conveniently located for the airport and international schools in Prague 6, with a bus stop right next to the residence.

The interior features a huge living room with a fully fitted open plan kitchen, a dining area and **terrace** access, a master bedroom with a **balcony** and an en-suite bathroom (walk-in shower, bidet, toilet), two further bedrooms, a family bathroom (bathtub, bidet, toilet), an additional separate toilet, a utility room, and an entrance hall.

Far reaching green views, **hardwood floors**, large format tiles, security entry door, French windows, central heating, underfloor heating in the bathrooms, video entry phone, dishwasher, microwave oven, **cellar**, private fitness room for residents, guest parking, pram storage. **Two on-site garage parking spaces** are included. Service charges and utilities are billed separately. Available from March, 2020.



\* 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>

