



## Apartment Two-bedroom (3+kk)

Rented

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





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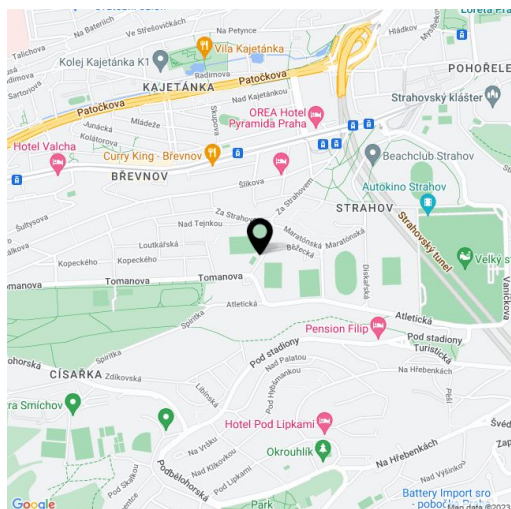
101 m<sup>2</sup>, Prague 6, Břevnov, Skokanská

Total area	108 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	32573
Available from	Immediately

This is a contemporary 2-bedroom 2-bathroom apartment with an enclosed balcony, on the second 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 living room with a fully fitted open plan kitchen, a dining area and balcony access, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom, a family bathroom (bathtub, toilet), and an entrance hall.

Green views, **hardwood floors**, large format tiles, security entry door, French windows, central heating, underfloor heating in the bathrooms, video entry phone, **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.



\* 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	Koupelna	7,5 m <sup>2</sup>
302.3	Obývací pokoj, Kuchyň	41,1 m <sup>2</sup>
302.4	Koupelna	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, sloupky)	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>

