



## Apartment Two-bedroom (3+kk)

Rented

107 m<sup>2</sup>, Prague 6, Břevnov, Nad Tejnkou





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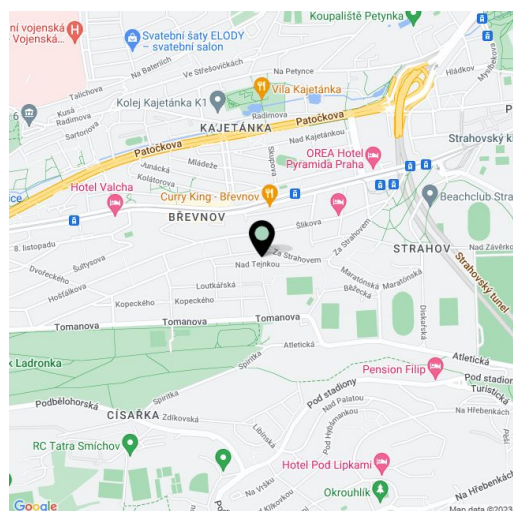
107 m<sup>2</sup>, Prague 6, Břevnov, Nad Tejnkou

Total area	179 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Terrace	72 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	42565
Available from	Immediately

Boasting a wonderful location, a wraparound terrace and unique far reaching views of Prague and beyond, this is a newly refurbished high standard air-conditioned 2-bedroom 2-bathroom apartment. Situated on the second floor of a three story modern villa with three apartments 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 connections 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 and a dining area, a bedroom with built-in wardrobes, an en-suite bathroom (walk-in shower, bidet, toilet), a bedroom with an en-suite bathroom (bathtub, toilet) and a view of the Petřín Hill, and an open entrance hall. The **terrace** is accessible from all main rooms.

**High quality materials and finishes, air-conditioning, oak floors, large format tiles, security entry door, built-in wardrobes and storage, light tunnels in the living room, outside blinds, central underfloor heating, Siemens appliances, dishwasher, induction cooktop, Franke sink and taps, video entry phone, master switch, cellar, private fitness room for residents, guest parking. Two on-site garage parking spaces** are included. Monthly deposit for service charges, water and heating: CZK 7200. Electricity is billed separately.



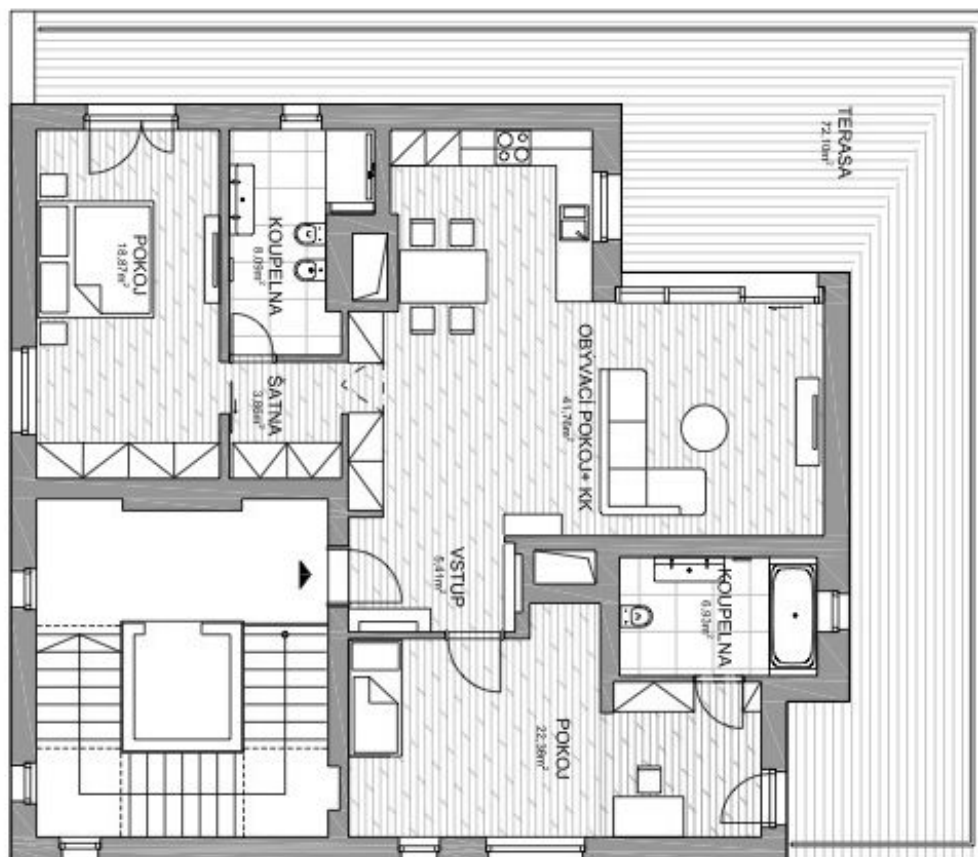
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**3+KK**

PODLAHOVÁ PLOCHA BYTLU	139,34m <sup>2</sup>
PLOCHA MÍSTNOSTI	107,30m <sup>2</sup>
TERASA	72,10m <sup>2</sup>

Scale: 0 0.5 1 2 m