



Apartment Four-bedroom (5+kk)

Rented

217 m², Prague 6, Břevnov, Nad Tejnkou





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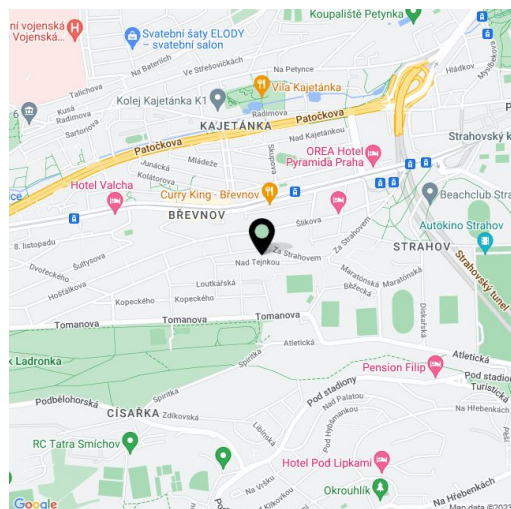
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Total area	234 m ²
Floor area*	217 m ²
Loggia	17 m ²
Parking	Underground garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28910
Available from	30.06.2024

Benefiting from a wonderful location and beautiful far reaching views of Prague, this is a high standard furnished 4-bedroom 2-bathroom flat with two enclosed balconies. Situated on the first floor of a three story modern villa in the newly 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). Convenient to the airport and international schools in Prague 6, bus stop right next to the residence.

The airy interior features an 80 m² living room with a fully fitted open kitchen, dining space and **balcony** offering beautiful views, master bedroom with an en-suite bathroom (walk-in shower, double sink, bidet, toilet) and built-in wardrobes, two children's bedrooms with a **shared balcony**, a spacious office, a family bathroom (bath, double sink, bidet, toilet), a guest toilet, and an entrance hall with built-in storage.

High quality materials and finishes, **oak floors**, tiles, security entry door, large windows, outdoor blinds, lots of built-in wardrobes, dishwasher, induction cooktop, microwave oven, garden furniture, video entry phone, **cellar**, private fitness room for residents, guest parking. One on-site **garage parking** space included, more available at an additional fee. Common building charges, water and heating around CZK 9000 per month. 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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201.1	Vstupní hala	12,1 m²
201.2	WC	5,1 m²
201.3	Pracovna	16,7 m²
201.4	Obývací pokoj, Kuchyň, Ložnice	79,0 m²
201.5	Ložnice	19,9 m²
201.6	Šatna	5,0 m²
201.7	Koupelna	9,4 m²
201.8	Koupelna	9,2 m²
201.9	Pokoj	15,6 m²
201.10	Hala	11,3 m²
201.11	Pokoj	16,4 m²
	Užitná plocha	199,7 m²
	Ostatní (Stěny, Sloupy)	17,5 m²
03A.201 Podlahová plocha 217,2 m²		
201.12	Lodžie užitná plocha	11,4 m²
	Lodžie podlahová plocha	10,9 m²
201.13	Lodžie užitná plocha	5,9 m²
	Lodžie podlahová plocha	6,1 m²

