

Apartment Three-bedroom (4+kk)

Ask for price

162 m², Prague 6, Břevnov, Nad Tejnkou

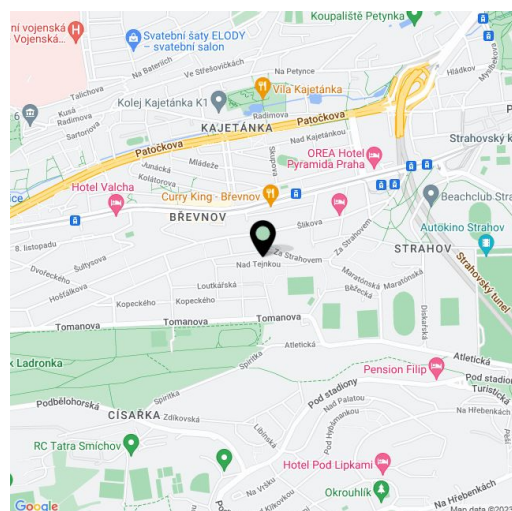


Apartment Three-bedroom (4+kk)

Ask for price

162 m², Prague 6, Břevnov, Nad Tejnkou

| | |
|------------------|--------------------|
| Total area | 197 m ² |
| Floor area* | 162 m ² |
| Balcony | 7 m ² |
| Terrace | 28 m ² |
| Parking | 1 200 000 |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 31080 |



* 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.

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 en-suite 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 m², terrace 27.5 m², balcony 7.1 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

Apartment Three-bedroom (4+kk)

Ask for price

162 m², Prague 6, Břevnov, Nad Tejnkou

| | | |
|---------------|-------------------------|----------------------------|
| 402.1 | Vstupní hala | 7,7 m ² |
| 402.2 | Chodba | 12,4 m ² |
| 402.3 | Pokoj | 13,1 m ² |
| 402.4 | Pokoj | 13,6 m ² |
| 402.5 | Koupelna | 5,8 m ² |
| 402.6 | Ložnice | 15,9 m ² |
| 402.7 | Šatna | 6,7 m ² |
| 402.8 | Obývací pokoj, Kuchyň | 61,6 m ² |
| 402.9 | Koupelna | 7,4 m ² |
| 402.10 | Prádelna | 2,4 m ² |
| 402.11 | WC | 2,1 m ² |
| | Užitná plocha | 148,7 m ² |
| | Ostatní (stěny, sloupy) | 13,2 m ² |
| 01.402 | Podlahová plocha | 161,9 m² |
| 402.12 | Terasa užitná plocha | 27,5 m ² |
| | Terasa podlahová plocha | 28,6 m ² |
| 402.13 | Balkon užitná plocha | 7,1 m ² |

