

## Apartment Three-bedroom (4+kk)

Rented

162 m², Prague 6, Břevnov, Skokanská



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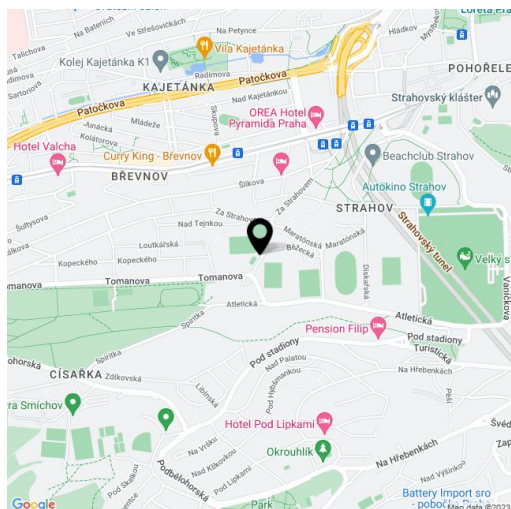
162 m², Prague 6, Břevnov, Skokanská

|                  |                          |
|------------------|--------------------------|
| Total area       | 197 m²                   |
| Floor area*      | 162 m²                   |
| Terrace          | 35 m²                    |
| 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 m² terrace and a 7 m² 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            | 7,7 m²   |
| 402.2  | Chodba                  | 12,4 m²  |
| 402.3  | Pokoj                   | 13,1 m²  |
| 402.4  | Pokoj                   | 13,6 m²  |
| 402.5  | Koupelna                | 5,8 m²   |
| 402.6  | Ložnice                 | 15,9 m²  |
| 402.7  | Šatna                   | 6,7 m²   |
| 402.8  | Obývací pokoj, Kuchyně  | 61,6 m²  |
| 402.9  | Koupelna                | 7,4 m²   |
| 402.10 | Prádelna                | 2,4 m²   |
| 402.11 | WC                      | 2,1 m²   |
|        | Užitná plocha           | 148,7 m² |
|        | Ostatní (stěny, sloupý) | 13,2 m²  |
| 01.402 | Podlahová plocha        | 161,9 m² |
| 402.12 | Terasa užitná plocha    | 27,5 m²  |
|        | Terasa podlahová plocha | 28,6 m²  |
| 402.13 | Balkon užitná plocha    | 7,1 m²   |

