

## Apartment Three-bedroom (4+kk)

Rented

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

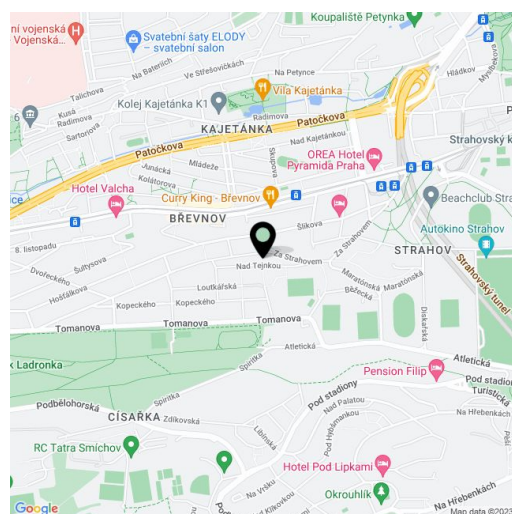


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Total area	240 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	Two or three garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, heating, and water: CZK 10,000. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	41291
Available from	Immediately



\* 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.

Benefiting from 3 terraces and wonderful far-reaching views, this high standard semi-furnished apartment with 2 bathrooms and 3 terraces is situated on the 2nd floor of the recently built La Crone gated residential project with a 24/7 reception, security, and underground parking, in a prestigious residential area in Prague 6. An attractive quiet location in close vicinity of the Strahov Stadium, Prague Castle, and popular Ladronka Park with many sports and relaxation opportunities, and with quick connections to the city center (tram, bus - about ten min. to the 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 bright interior features a living room with a bioethanol fireplace, a fully fitted open plan kitchen, and a terrace offering wonderful far-reaching panoramic views of Prague and beyond, a master bedroom with a terrace and an en-suite bathroom (steam shower, bathtub, toilet), and two bedrooms with access to the terrace. There is a family bathroom (bathtub, toilet), an additional separate toilet, a utility room, and an entrance hall.

High-quality materials and finishes, smart home system, air-conditioning, heat recovery ventilation, built-in wardrobes and storage throughout, hardwood and screed floors, tiles, security entry door, light tunnels, automatic exterior blinds, central heating, washer, dryer, Hanák kitchen and built-in furniture, dishwasher, induction cooktop, American type fridge, wine fridge, microwave oven, coffee maker, alarm, 18 m<sup>2</sup> cellar, a private fitness room for residents, guest parking, and a charging station for electric cars in the garage. Two on-site garage parking spaces are included, and a third space is available at an additional fee.