



## Apartment Four-bedroom (5+kk)

Ask for price

176 m<sup>2</sup>, Prague 6, Břevnov





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Total area	224 m <sup>2</sup>
Floor area*	176 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	25137

\* 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.

**Responsibility.** This is how to describe the La Crone development project in one word. Experienced architects from Atelier 8000 created it with respect to the character of the place. La Crone is not only a place to live, but also to a pleasant living.

Spacious modern **4-bedroom apartment with a balcony, loggia and terrace on the 3rd floor** offers views of Prague with the dominant towers of St. Vitus Cathedral. In good weather also Říp or Ještěd are seen. The apartment is part of a newly created closed complex with reception, impressive entrancelobby, underground parking and a large common garden. Parks and landscaping are already in progress. Each of the eight three-storey houses is individually conceived, the facades are based on the asymmetric compositions of modern painting of the first half of the 20th century.

The interior consists of a living room with kitchen preparation and an access to the terrace, a master bedroom with en-suite bathroom and an access to the loggia, two children's bedrooms, a study with balcony access, separate toilet and shared bathroom, storeroom, and an entrance hall. The high standard includes **solid wooden floors, large-size tiles, large-area wood-aluminum windows** or high veneered interior doors. The glass railings of the balconies and terraces do not obstruct the view or access of light. With the apartment it is possible to buy a **garage space and cellar**. The garage is accessible in one place, the whole transport is handled in the underground, and the space among the houses stays **safe and quiet**.

The residence is located near the **urban conservation area of Tejnka** with an unmistakable genius loci and the popular **Ladronka Park**. You will find a quiet family home with many opportunities for sports and relaxation. Due to plenty of greenery, prevailing western wind direction and absence of significant sources of pollution, you breathe **fresh air**.

Excellent accessibility is to the center, international kindergartens and prestigious schools or to Ruzyně airport, both by car and by public transport. The stop is just opposite the project, the bus runs to the **Anděl metro station (line B)**. Nearby are also **Petřiny and Motol metro stations (line A)**. Five minutes by car from the residence there is also a hospital with children's emergency.

Approval of the project is planned for the third quarter of 2017, moving in at the turn of 2017 and 2018. The value of the investor is the responsibility of the next generations who will grow up and live in the places they have built. Responsibility for your life and family story is only up to you ...

Photos come from a model apartment.



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Interior 172 m<sup>2</sup>, terrace 27.8 m<sup>2</sup>, balcony 7.6 m<sup>2</sup>, loggia 16.4 m<sup>2</sup>.

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