



Apartment Three-bedroom (4+kk)

Rented

200 m², Prague 6, Břevnov, Nad Tejnou

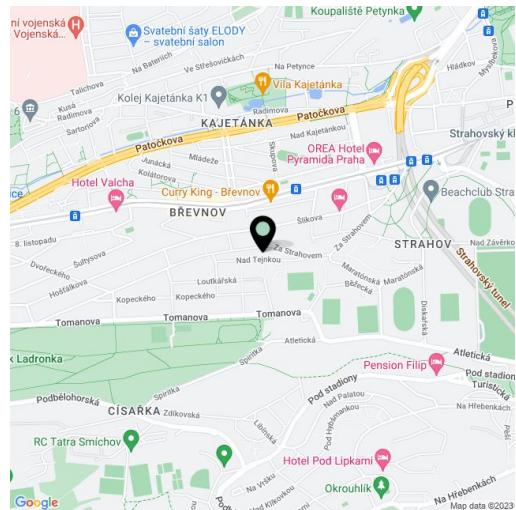




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Total area	222 m ²
Floor area*	200 m ²
Terrace	22 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and garage and cellar maintenance: CZK 9,000. Electricity is billed separately.
PENB	B
Reference number	42836
Available from	01.09.2027



* 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.

Boasting a wonderful location, a 22 m² terrace and unique far-reaching views of Prague and beyond, this high-standard air-conditioned 2-bathroom unfurnished apartment is situated on the 3rd topmost floor of a three-story modern villa with three apartments in the recently built La Crone gated residential project with a 24/7 reception, security, and underground parking, in a prestigious residential part of Prague 6. An attractive quiet location in close vicinity of the Strahov Stadium, Prague Castle, and the popular Ladronka Park with plenty of sports and relaxation opportunities and 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 interior features a living room with a **fireplace**, a fully fitted open plan kitchen, a dining area, and access to the **terrace** offering wonderful views, a master bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, bidet, toilet), two bedrooms, a family bathroom (bathtub, toilet), a utility room with an additional toilet, and an entrance hall with built-in wardrobes.

Air-conditioning, hardwood floors, tiles, wood-burning fireplace with an electric smoke extractor, automatic exterior blinds, central heating, underfloor heating in the bathrooms, projection screen, high-end **Next kitchen**, luxurious stone kitchen worktop, Siemens appliances, dishwasher, induction cooktop, 16 m² **cellar**, private fitness room for residents, guest parking. **Two on-site garage parking spaces** are included.