



## Apartment Two-bedroom (3+kk)

Sold

111 m², Prague 6, Břevnov, Radičova





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Total area	123 m²
Floor area*	111 m²
Terrace	12 m²
Parking	1 000 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	36400

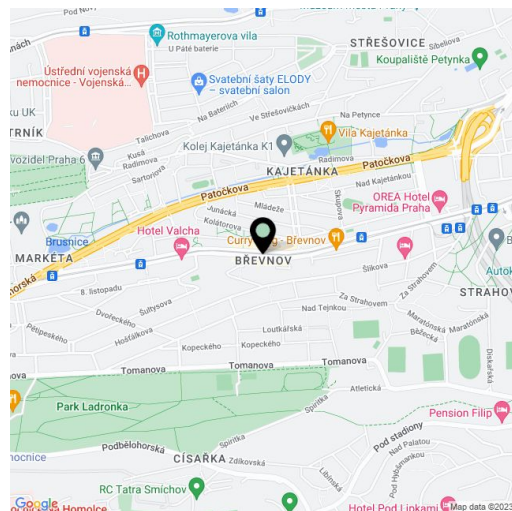
This modern spacious apartment with a terrace and 2 garage parking spaces, located on the 2nd floor of the award-winning La Crone residence with a reception, security, a fitness center, and a large landscaped garden. This quiet part of Břevnov is located in the immediate vicinity of the Ladronka Park and Strahov sports grounds, within easy reach of all services and the airport. The neighborhood is on the list of those with the cleanest air in Prague.

The practical layout consists of a spacious living room with a dining area, kitchen, and access to the **terrace**, 2 bedrooms, a bathroom, a separate toilet, a pantry, a foyer, and a hallway.

The **energy-efficient building** was completed to a **high standard**, which includes **wooden floors**, large-format windows with wood-aluminum frames, **glass railings** on the terrace, and fire safety entrance doors. The apartment is equipped with **exclusive Italian wallpaper**, brand-name lighting, a kitchen with a built-in refrigerator, oven, Electrolux ceramic hob, built-in wardrobes, shelves and shoe racks, backlit sink cabinets, and built-in mirrors. If needed, new owners can keep the custom-made high-quality laminate furniture in the children's rooms or the **Spanish furniture** in the living room. The terrace is decorated with plants in designer self-watering concrete pots. Heating is from the central gas boiler room in the building. The purchase price includes **2 garage parking spaces and a large cellar**.

An ideal place for quiet living with many opportunities for sports and relaxation. In the immediate vicinity, you will find the Strahov Stadium and Evžen Rošický Stadium, tennis courts, **Ladronka Park** with an inline track and bike trail, and you can walk or go for a run in the nearby **Petrínské Sady Gardens**. In the vicinity, there are complete civic amenities, including **prestigious schools and international kindergartens**, within 5 minutes by car is also a hospital with a children's emergency center. Transport connections are provided by buses, the ride to the Anděl (line B) or Petřiny (line A) metro stations takes about 10 minutes, and the walk to the tram stop takes just as long. The location is conveniently located for traveling to the airport by car or direct bus.

Floor area 111 m², terrace 12.1 m², cellar 14.6 m².



\* 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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