



Apartment Two-bedroom (3+kk)

Sold

154 m², Prague 9, Střížkov, Nad Kundratkou





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Total area	174 m ²
Floor area*	154 m ²
Terrace	20 m ²
Garden	48 m ²
Parking	1 garage parking space included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	20718

Top quality apartment boasting a garden with breathtaking views of the city, located on the ground floor of a new building with underground parking. Quiet street adjacent to a vast forested park, just a few steps from a bus stop with a 3 minute connection to Prosek and Střížkov metro stations.

The dominant feature of the apartment is a spacious living room with a kitchen and a south-facing garden. The layout also offers 2 bedrooms with en-suite walk-in closets and bathrooms (one with garden access, one connected to the kitchen), separate toilet, housework room, 2 utility rooms, and a hallway.

Equipment includes a **Kobra smart home system** with individual control of heating for each room, cooling in the living room and simulation of lighting in the owner's absence; **wood floors and stone tiles**, jointless floor and wall tiles and underfloor heating in the bathrooms, large wood windows with frameless glazing and **air-conditioning**, LED diode lighting and preparation for audio system in the living room. There is also a fully equipped kitchen with **Siemens** appliances, including a **built-in wine fridge**, preparation for a safe, electronic card controlled locks, CCTV, intrusion detection, optical smoke and heat detector. The purchase price of each apartment includes **1 garage parking space and cellar**; the garage floor is directly connected to the residential floors by an elevator. Possibility to buy an additional parking space at extra cost.

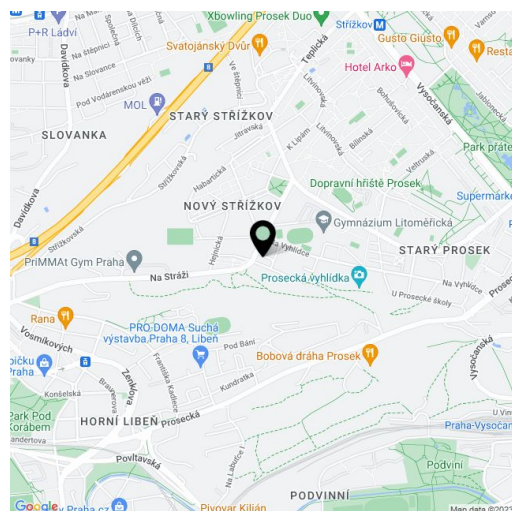
The house is situated in a quiet and green part of Prague 9 that has an excellent connection to the metro; within walking distance of kindergartens, primary and high schools.

Interior 154.06 m², garden 48.15 m², terrace + backyard + outdoor storage 20.15 m², cellar 2.57 m².

The apartments are fully completed and move-in ready.

The purchase price includes VAT therefore it is not subject to the property transfer tax.

For more information, please visit the official website of the [Střížkov Views](#) project.



* 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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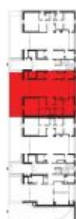
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3+KK

OBJEKT A – 1NP

obýtná plocha 154,06 m²
ostatní plochy 68,30 m²

	202 –	m ²
2.03 domáci práce	6,74 m ²	
2.04 kuchyň	13,39 m ²	
2.05 dvorek	7,36 m ²	
2.06 pracovna	15,36 m ²	
2.07 šatna	6,18 m ²	
2.08 koupelna	4,30 m ²	
2.09 chodba	8,23 m ²	
2.10 wc	1,77 m ²	
2.11 šatna	7,24 m ²	
2.12 koupelna	6,19 m ²	
2.13 ložnice	21,60 m ²	
2.14 obývací pokoj, jídelní kout	45,27 m ²	
2.15 terasa	10,22 m ²	
2.16 sklad	2,58 m ²	
2.17 komora	4,64 m ²	
2.18 předzahrádka	47,98 m ²	



svoboda&williams Na Persyňe 2, 110 00 Praha 1, Česká republika, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com