



## Apartment Three-bedroom (4+kk)

**Sold**

173 m², Prague 9, Střížkov, Nad Kundratkou





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Total area	187 m <sup>2</sup>
Floor area*	173 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	1 garage parking space included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	20728

**Top quality apartment boasting 2 enclosed balconies and breathtaking views of the city, located on the 1st 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.**

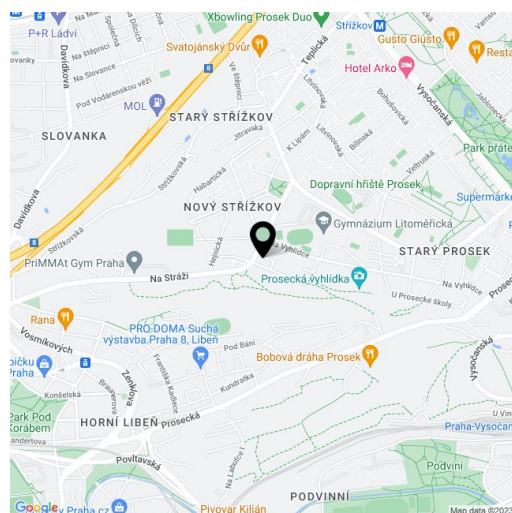
The dominant feature of the apartment is a spacious living room with a kitchen and a south-facing loggia. The layout also offers 3 bedrooms with en-suite walk-in closets and bathrooms, separate toilet, housework room, utility room, and a hallway. Equipment includes a **Kobra smart home system** with 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, 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 purchase 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 172.91 m<sup>2</sup>, enclosed balconies 13.64 m<sup>2</sup>, cellar 2.57 m<sup>2</sup>.

The apartments are fully completed and move-in ready. Photos above are from the show flat. 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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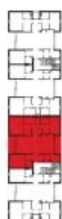
**BYT B.2.3**

**4+KK**

OBJEKT B – ZNP

obýtná plocha 172,91 m<sup>2</sup>  
ostatní plochy 13,64 m<sup>2</sup>

3.01 chodba	11,56 m <sup>2</sup>
3.02 komora	3,56 m <sup>2</sup>
3.03 domáci práce	6,61 m <sup>2</sup>
3.04 kuchyň	13,34 m <sup>2</sup>
3.05 ložnice	4,33 m <sup>2</sup>
3.06 ložnice	14,58 m <sup>2</sup>
3.07 šatna	6,25 m <sup>2</sup>
3.08 koupelna	4,42 m <sup>2</sup>
3.09 chodba	7,72 m <sup>2</sup>
3.10 wc	1,82 m <sup>2</sup>
3.11 šatna	7,17 m <sup>2</sup>
3.12 koupelna	6,19 m <sup>2</sup>
3.13 ložnice	21,02 m <sup>2</sup>
3.14 obývací pokoj, jídelní kout	45,35 m <sup>2</sup>
3.15 ložnice	10,06 m <sup>2</sup>
3.16 ložnice	16,99 m <sup>2</sup>
3.17 koupelna	3,88 m <sup>2</sup>



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