



Apartment Three-bedroom (4+kk)

€ 1 029 499 | CZK 26 000 000

161 m², Prague 9, Prosek, Žitenická





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Total area	309 m ²
Floor area*	161 m ²
Terrace	148 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	103373

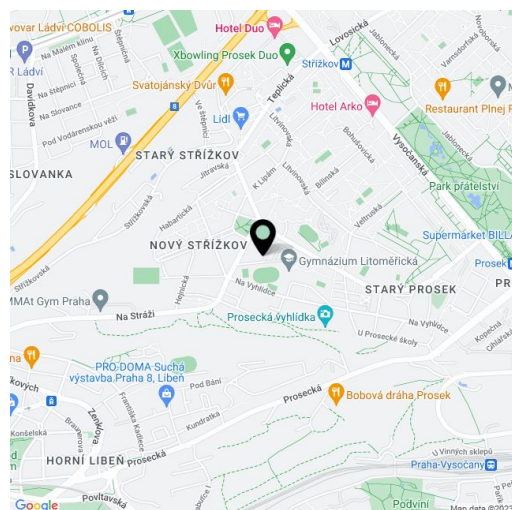
This airy, modern family apartment furnished with high-quality custom-made furniture according to an architectural design, with three terraces and two parking spaces is part of an intimate barrier-free residence built in 2017 in a pretty green part of Prague 9 – Prosek, near a metro station.

The one-hundred-and-sixty-meter apartment on the top floor (3rd floor) consists of a large corner living room with an adjacent kitchen and dining room, a bedroom/study with an en-suite bathroom, another 2 bedrooms, a study, a master bathroom, a utility room, and an entrance hall. With an easy modification, the layout of the apartment can be changed to **4-bedroom**. All rooms have access to one of the **three terraces** – the terrace attached to the bedrooms faces **east**, the dining room has a **west-facing terrace** used for **outdoor dining**, and by the living room is a south-facing terrace, ensuring **sufficient privacy**, where a hot tub and pergola can be placed. All terraces have electricity and water supply.

The interior was designed by a **renowned architect**. The high-quality facilities and equipment include **hardwood oak floors**, **large-format wooden windows** with double glazing and blinds, interior wooden doors with concealed hinges, bespoke wooden furniture from Alka including built-in wardrobes, and **Corian** worktops and Samsung, Bosch and Mora appliances in the kitchen. The awning on the terrace by the living room is electrically controlled, including a wind and rain sensor enabling **automatic retraction**; the awnings in the children's rooms are manual. Heating is central, the bathrooms have **underfloor heating**. The apartment includes a **cellar** and **2 garage spaces**, the cellar and one XL parking space are conveniently located right next to the elevator.

This nice area is located next to **Václavka Park** and close to the **Prosecké skály natural monument**, a few steps from a high school, an elementary school, and a state and private kindergarten, several playgrounds, grocery stores, and a sports field with tennis courts. There is a bus stop nearby, and it takes about 15 minutes to walk to the Střížkov or Prosek metro stations.

Floor area 161.4 m², terraces 60.8 m², 47.6 m² and 39.6 m².



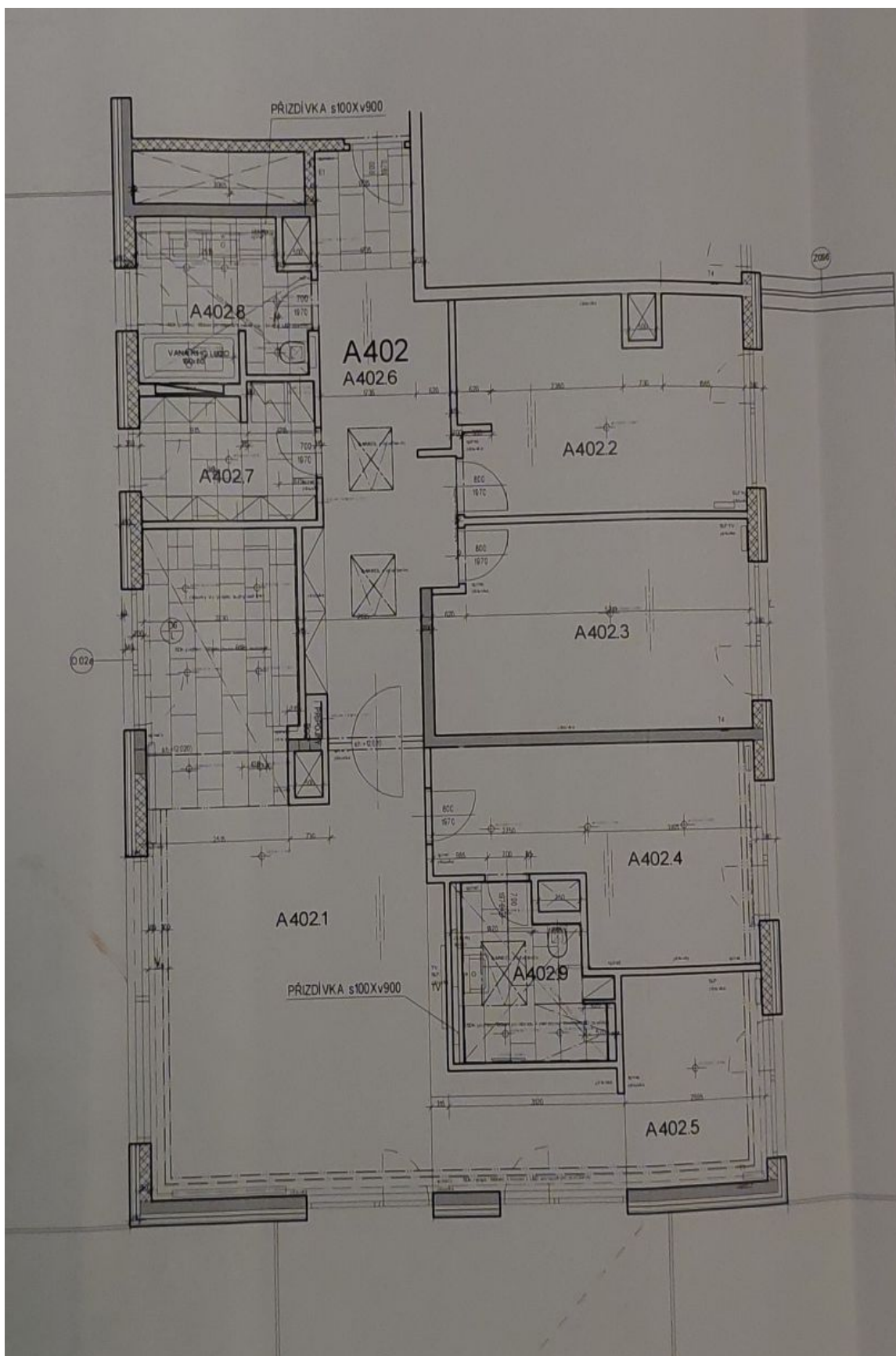
* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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