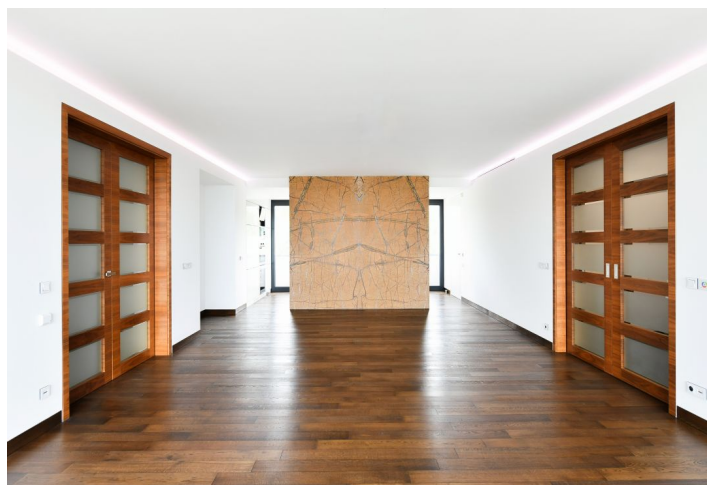
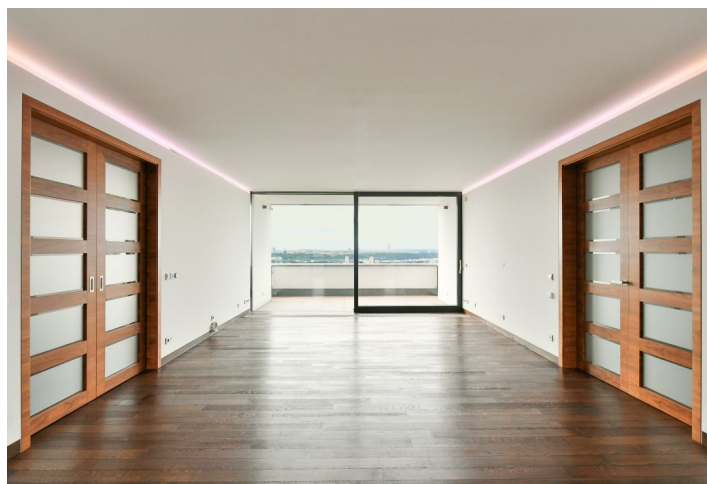




## Apartment Three-bedroom (4+kk)

€ 1 264 618 | CZK 31 900 000

172.2 m<sup>2</sup>, Prague 9, Střížkov, Nad Kunderatkou





## Apartment Three-bedroom (4+kk)

€ 1 264 618 | CZK 31 900 000

172.2 m<sup>2</sup>, Prague 9, Strážkov, Nad Kundratkou

Total area	189 m <sup>2</sup>
Floor area*	172 m <sup>2</sup>
Loggia	17 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
Service price	9 631 CZK monthly
PENB	B
Reference number	104974

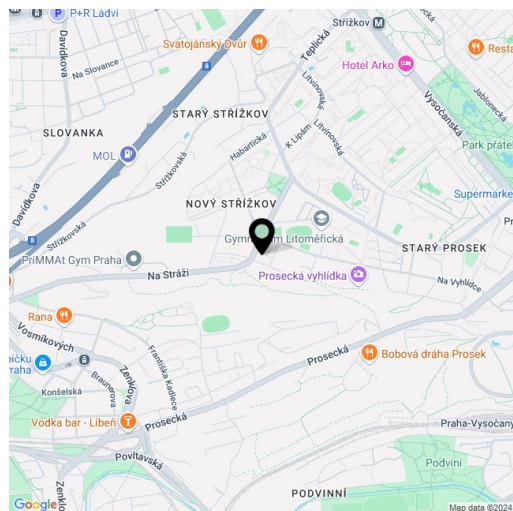
This family apartment with 2 loggias and breathtaking views of the Prague panorama, the local greenery, and the distant surroundings is located on the 2nd floor of a modern residence with underground parking. The quiet cul-de-sac is on the 1st line of buildings facing a vast forest park, but at the same time, a complete infrastructure, including a metro station, is located nearby.

The dominant part of the apartment is an over 50-meter living room with a kitchen, dining room, and two loggias (a smaller northeast and a larger southwest one) providing impressive views. The layout is completed by 3 bedrooms with en-suite bathrooms (2 of the bedrooms also have their own walk-in closet). There is also a separate toilet, a room for housework, a storage closet, and an entrance hall.

The residence was completed in 2017. The high standard facilities include wooden floors and stone tiles, seamless floor and wall tiles, underfloor heating in the bathrooms, large-scale wood-aluminum windows with frameless glazing, a Kobra intelligent home management system (for controlling e.g. heating, cooling or simulation lighting during the owner's absence), LED lighting, and a preparation for an audio system in the living room. The kitchen in an attractive white design is equipped with Miele appliances, including a built-in wine refrigerator. Other accessories include, for example, a preparation for a safe, electronic locks with a reader, a camera system, EMS, an optical smoke and temperature detector, or flood sensors in the event of a malfunction of household appliances. The apartment comes with 2 garage space and a cellar, both accessible by elevator.

The quiet green location provides everything needed for a happy family home. In the vicinity are state and private schools, an elementary and art school, a classical high school and a Czech-German high school, a large sports center, shops including a supermarket, and medical services. A quick connection to a metro station is ensured by buses from a stop near the building, and by car you can easily connect to the D8 and D10 highways as well as the City and Prague ring roads.

Floor area 172.2 m<sup>2</sup>, loggia 14.40 m<sup>2</sup> and 2.7 m<sup>2</sup>, cellar 2.45 m<sup>2</sup>.



\* 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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