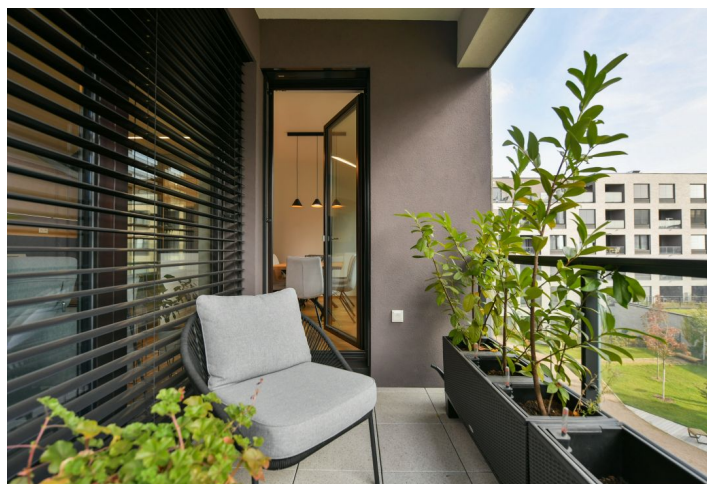




Apartment Three-bedroom (4+kk)

€ 707 790 | CZK 17 900 000

109.3 m², Praha 10, Strašnice, Nad Vodovodem





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109.3 m², Praha 10, Strašnice, Nad Vodovodem

Total area	116 m ²
Floor area*	109 m ²
Loggia	6 m ²
Parking	Two parking spaces
Garage	Yes
Cellar	4 m ²
PENB	B
Reference number	105304

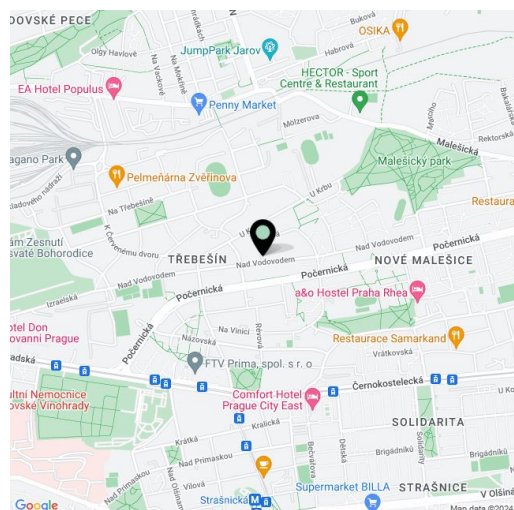
This modern, over 100 m² apartment, featuring 2 bathrooms and a southeast-facing loggia overlooking a landscaped courtyard, is located in a residential complex situated in Prague 10, on the border of Strašnice and Malešice. The apartment includes 2 garage parking spaces.

The layout of the apartment is divided into **social and private sections**. The social area features an open-concept living room with a kitchen, dining area, and adjoining **loggia**, while the private zone includes a master bedroom with an en-suite bathroom, two additional bedrooms, and a central bathroom. The floor plan is completed by a separate toilet, storage room, hallway, and entryway.

This **energy-efficient building** was approved in mid-2022. Large wooden Euro-windows with triple glazing and **exterior blinds**, along with an automatic fresh air supply through **recuperation**, ensure efficient ventilation. The floors are Barkotex oak, the entry doors are fire-resistant and security-rated (class 3), and the kitchen, equipped with built-in **Electrolux** appliances and a **Samsung American-style fridge**, is by **Hanák**. Heating and blinds are controllable via the Somfy app. The purchase price includes all interior lighting, **two garage parking spaces**, and a **storage unit**. Residents also have access to a **stroller and bike storage rooms**. Heating is provided by a gas boiler room.

The residential complex is nestled near a villa district and sports facilities with tennis courts. The surrounding area is full of **playgrounds**, and several preschools and an elementary school are within walking distance. The city center is just a few minutes away by metro from the nearby Želivského station, which is easily reachable by bus directly from the building.

Floor area 109.30 m², loggia 6.27 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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