



## Apartment Two-bedroom (3+kk)

Sold

154 m<sup>2</sup>, Prague 9, Střížkov, Nad Kundratkou





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Total area	174 m <sup>2</sup>
Floor area*	154 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Garden	48 m <sup>2</sup>
Parking	900 000
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.

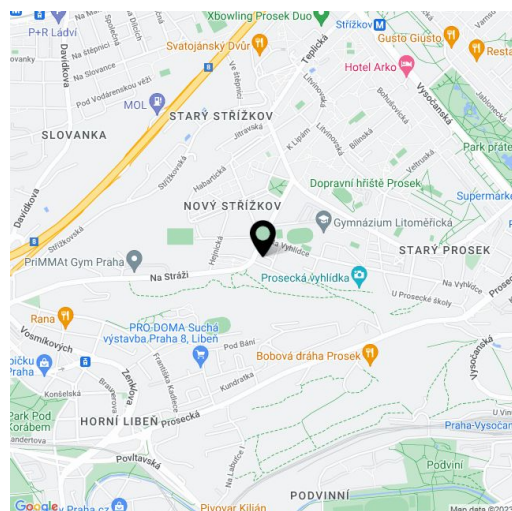
The house is situated in a quiet and green part of Prague 9 that has an excellent connection to the metro; within walking distance of kindergartens, primary and high schools.

Interior 154.06 m<sup>2</sup>, garden 48.15 m<sup>2</sup>, terrace + backyard + outdoor storage 20.15 m<sup>2</sup>, cellar 2.57 m<sup>2</sup>.

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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**BYT A.1.2**

**3+KK**

OBJEKT A - 1NP

	2.02 -	- m <sup>2</sup>
2.03 domácí práce	6,74 m <sup>2</sup>	
2.04 kuchyň	13,39 m <sup>2</sup>	
2.05 dvorek	7,36 m <sup>2</sup>	
2.06 pracovna	15,36 m <sup>2</sup>	
2.07 šatna	6,18 m <sup>2</sup>	
2.08 koupelna	4,30 m <sup>2</sup>	
2.09 chodba	8,23 m <sup>2</sup>	
2.10 wc	1,77 m <sup>2</sup>	
2.11 šatna	7,24 m <sup>2</sup>	
2.12 koupelna	6,19 m <sup>2</sup>	
2.13 ložnice	21,60 m <sup>2</sup>	
2.14 obývací pokoj, jídelní kout	45,27 m <sup>2</sup>	
2.15 terasa	10,22 m <sup>2</sup>	
2.16 skladi	2,58 m <sup>2</sup>	
2.17 komora	4,64 m <sup>2</sup>	
2.18 předzahradka	47,98 m <sup>2</sup>	
<b>obýtná plocha</b>	<b>154,06 m<sup>2</sup></b>	
<b>ostatní plochy</b>	<b>68,30 m<sup>2</sup></b>	



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