



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	191 m <sup>2</sup>
Floor area*	173 m <sup>2</sup>
Loggia	18 m <sup>2</sup>
Parking	900 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	20720

**Top quality apartment boasting 3 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 Strážkov 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, housework room, utility room, and a hallway.

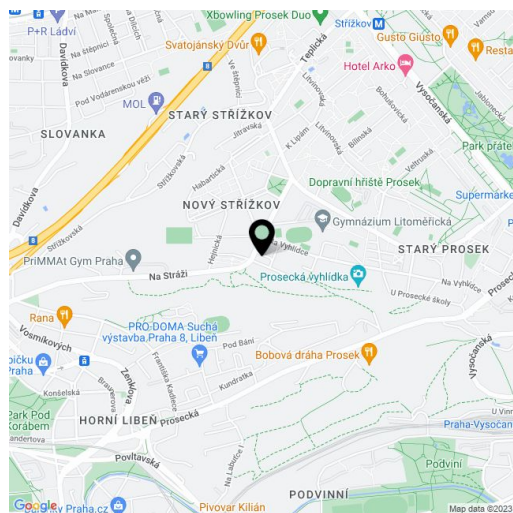
Equipment includes a **Kobra smart home system** with individual control of heating for each room, cooling in the living room and simulation of lighting in the owner's absence; **wood floors** and stone tiles, jointless floor and wall tiles and underfloor heating in the bathrooms, large wood windows 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 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 173.60 m<sup>2</sup>, enclosed balconies 17.67 m<sup>2</sup>, cellar 2.48 m<sup>2</sup>.

The apartment is 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 [Strážkov 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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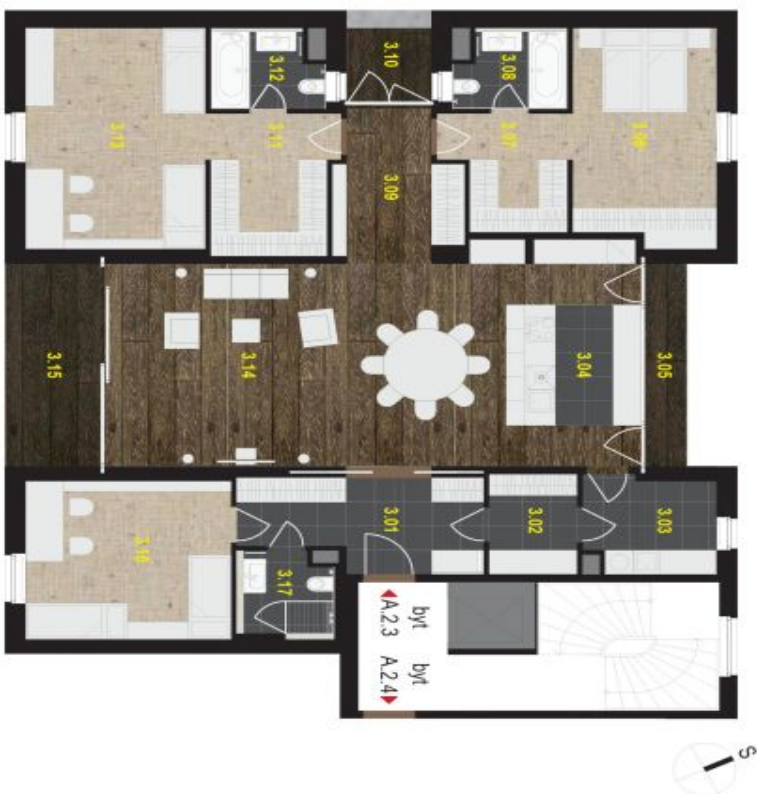
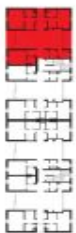


**BYT A.2.3**

**4+KK**

OBJEKT A - 2NP

3.01 chodba	11,56 m <sup>2</sup>
3.02 komora	4,75 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 ložžie	4,33 m <sup>2</sup>
3.06 ložnice	16,03 m <sup>2</sup>
3.07 šatna	7,09 m <sup>2</sup>
3.08 kúpeľňa	4,10 m <sup>2</sup>
3.09 chodba	9,09 m <sup>2</sup>
3.10 ložžie	3,27 m <sup>2</sup>
3.11 šatna	9,27 m <sup>2</sup>
3.12 kúpeľňa	4,10 m <sup>2</sup>
3.13 ložnice	20,83 m <sup>2</sup>
3.14 obývací pokoj, jidelní kút	45,35 m <sup>2</sup>
3.15 ložžie	10,06 m <sup>2</sup>
3.16 ložnice	16,99 m <sup>2</sup>
3.17 kúpeľňa	3,88 m <sup>2</sup>
obýtná plocha	173,60 m <sup>2</sup>
ostatní plochy	17,67 m <sup>2</sup>



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