



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	187 m <sup>2</sup>
Floor area*	173 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	1 garage parking space included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	20721

**Top quality apartment boasting 2 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 Střížkov 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, separate toilet, housework room, utility room, and a hallway.

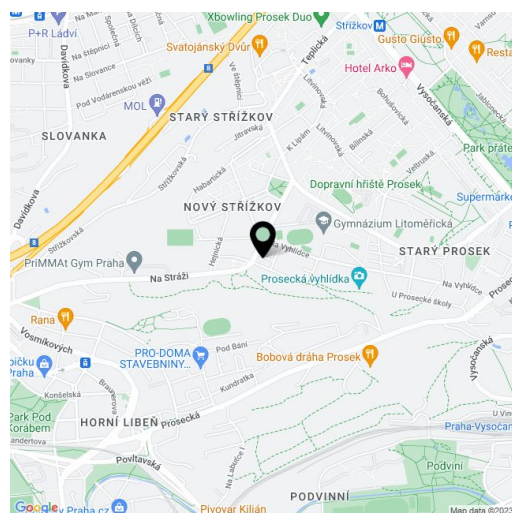
Equipment includes a **Kobra smart home system** with individual control of heating for each room, cooling in the living room and simulation of lighting in the owner's absence; **wood floors and stone tiles**, jointless floor and wall tiles and underfloor heating in the bathrooms, **large wood windows 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 garage parking space at extra cost.

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

Interior 172.16 m<sup>2</sup>, enclosed balconies 14.39 m<sup>2</sup>, cellar 2.28 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.2.4 4+KK

OBJEKT A - ZNP

4.01 chodba	11,56 m <sup>2</sup>
4.02 komora	3,56 m <sup>2</sup>
4.03 domáci práce	6,61 m <sup>2</sup>
4.04 kuchyň	13,34 m <sup>2</sup>
4.05 ložnice	4,33 m <sup>2</sup>
4.06 ložnice	14,58 m <sup>2</sup>
4.07 šatna	6,25 m <sup>2</sup>
4.08 koupelna	4,42 m <sup>2</sup>
4.09 chodba	7,72 m <sup>2</sup>
4.10 wc	1,82 m <sup>2</sup>
4.11 šatna	7,17 m <sup>2</sup>
4.12 koupelna	6,19 m <sup>2</sup>
4.13 ložnice	21,02 m <sup>2</sup>
4.14 obývací pokoj, jídelní kout	45,35 m <sup>2</sup>
4.15 ložnice	10,06 m <sup>2</sup>
4.16 ložnice	16,99 m <sup>2</sup>
4.17 koupelna	3,88 m <sup>2</sup>
<b>obýtná plocha</b>	<b>172,16 m<sup>2</sup></b>
<b>ostatní plochy</b>	<b>14,39 m<sup>2</sup></b>



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