



## 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.

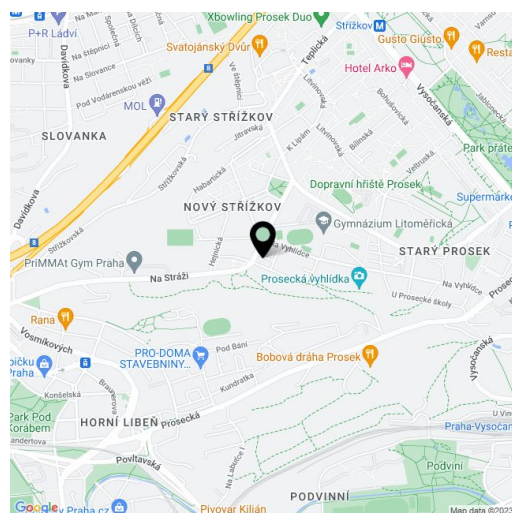
Equipment includes a **Kobra smart home system** with individual control of heating for each room, cooling in the living room and simulation of lighting in the owner's absence; **wood floors and stone tiles**, jointless floor and wall tiles and underfloor heating in the bathrooms, **large wood windows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