



Apartment Two-bedroom (3+kk)

Sold

152 m², Prague 9, Střížkov, Nad Kundratkou





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Total area	165 m ²
Floor area*	152 m ²
Loggia	13 m ²
Parking	2 garage parking spaces included in the price.
Garage	Yes
Cellar	Yes
Service price	7 400 CZK monthly
PENB	B
Reference number	20992

This top quality apartment boasting a spacious enclosed balcony with breathtaking views of the city is located on the 3rd floor of a new building with underground parking. The quiet street is adjacent to a vast forested park, just a few steps from a bus stop with a 3-minute connection to the Prosek and Střížkov metro stations.

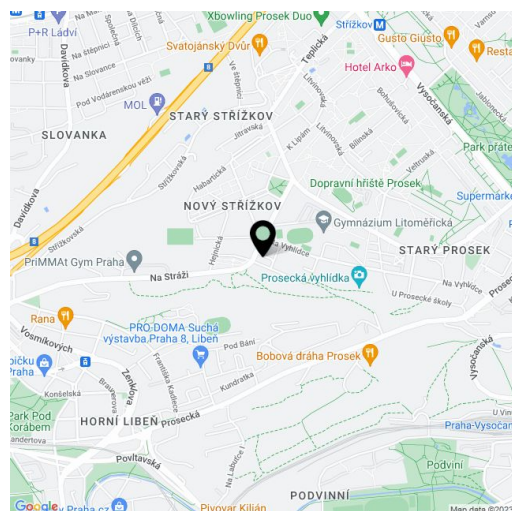
The dominant feature of the apartment is a spacious living room with a kitchen and a south-facing enclosed balcony. The layout also offers 2 bedrooms with en-suite walk-in closets and bathrooms, a separate toilet, a utility room, and a hallway.

Equipment includes a **Kobra smart home system** with individual heating control 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 aluminum-wood windows with frameless glazing**, **air conditioning**, LED diode lighting, and a Martin Logan audio system in the living room. There is also a fully equipped kitchen with **Miele** appliances, including a **built-in wine fridge**, a safe, electronic card controlled locks, CCTV, intrusion detection, and an optical smoke and heat detector. The purchase price includes all the furniture and and fittings displayed in the photographs, **2 garage parking spaces**, and a **cellar**; the garage level is connected to the residential floors by an elevator.

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

Total area 151.5 m², loggia 3.4 m² and 9.9 m², cellar 2.7 m²

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



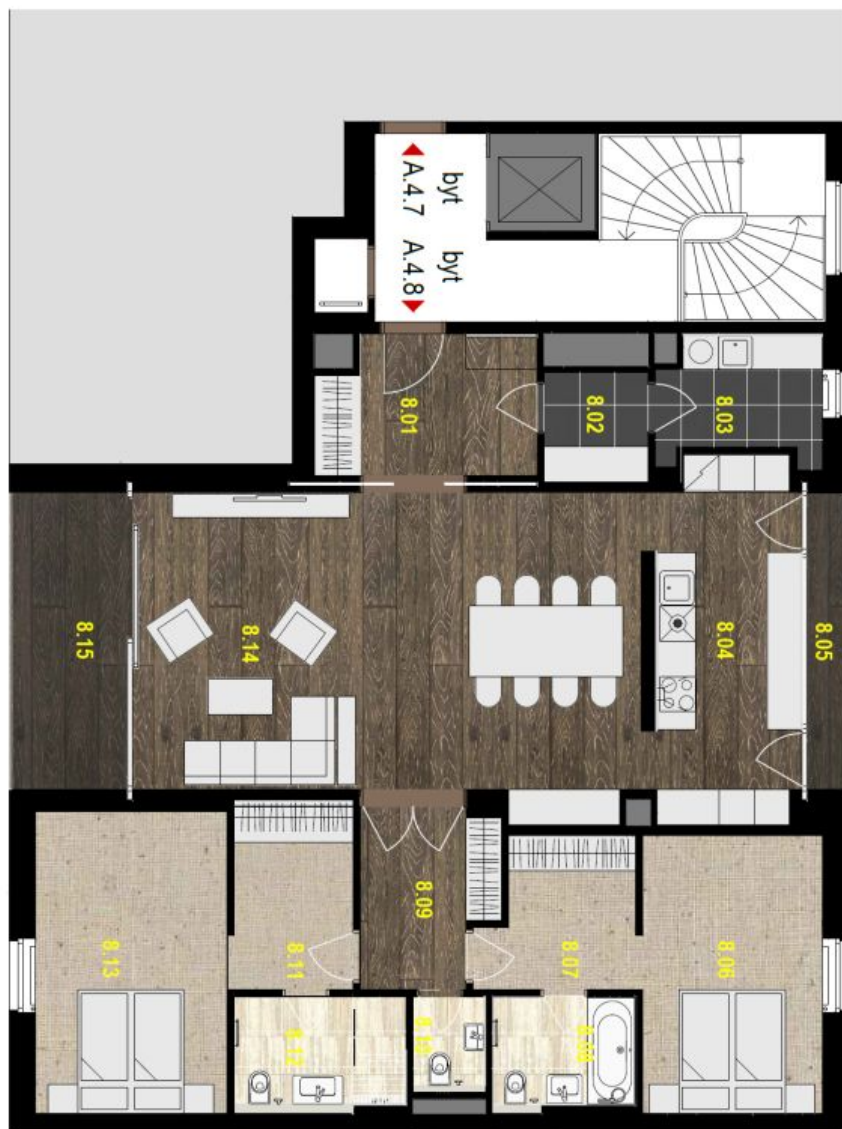
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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