



Apartment Two-bedroom (3+kk)

Rented

160 m², Praha 9, Prosek, Nad Kundratkou





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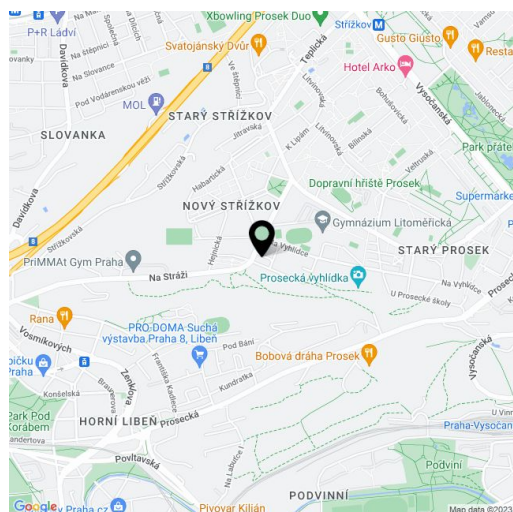
Total area	180 m ²
Floor area*	160 m ²
Terrace	20 m ²
Garden	45 m ²
Parking	2 garage parking spaces included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26273
Available from	Immediately

Top quality 2-bedroom 2-bathroom flat with cooled central space and 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 Strážkov metro stations.

The apartment offers a spacious living room with a kitchen (Siemens appliances) and a south-facing garden, 2 bedrooms with en-suite walk-in closets and bathrooms (one with garden access), 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, floor heating in the bathrooms, large wood windows, LED diode lighting and preparation for audio system in the living room, built-in wine fridge, electronic card controlled locks, camera security system, optical smoke and heat detector. The garage has a heated ramp, designed for low sports cars, and is fully secured by electronic inputs. A cellar with an electrical socket, for example, allowing electric cars to be charged or the location of a wine shop.

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. Common building charges CZK 7000/month. Energy is billed separately. Available from May 2019.



* 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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BYTA.1.1 3+KK

OBJEKT A - 1NP

1.01	chodba	13,94 m ²
1.02	-	- m ²
1.03	domácí práce	6,74 m ²
1.04	kuchyň	13,39 m ²
1.05	dvorek	7,36 m ²
1.06	pracovna	15,91 m ²
1.07	šatna	7,08 m ²
1.08	koupelna	4,14 m ²
1.09	chodba	8,20 m ²
1.10	wc	2,22 m ²
1.11	šatna	7,78 m ²
1.12	koupelna	5,16 m ²
1.13	ložnice	24,16 m ²
1.14	obývací pokoj, jídelní kout	45,27 m ²
1.15	terasa	10,21 m ²
1.16	sklad	2,30 m ²
1.17	komora	4,63 m ²
1.18	předzahrádka	44,76 m ²
obýtná plocha		159,73 m²
ostatní plochy		64,81 m²



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