



Apartment Two-bedroom (3+kk)

Rented

154 m², Praha 9, Střížkov, Nad Kundratkou





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| | |
|------------------|-----------------------------------------------|
| Total area | 174 m ² |
| Floor area* | 154 m ² |
| Terrace | 20 m ² |
| Garden | 48 m ² |
| Parking | 2 garage parking spaces included in the price |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 26274 |
| Available from | Immediately |

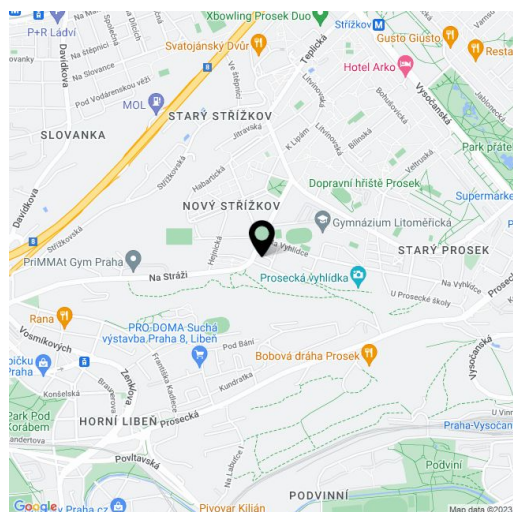
Top quality air-conditioned 2-bedroom 2-bathroom flat boasting a garden with breathtaking views of the city, located on the ground floor of a new building with underground parking. Quiet street adjacent to a vast forested park, just a few steps from a bus stop with a 3 minute connection to Prosek and Střížkov 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, 2 utility rooms, 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 an excellent connection to the metro; within walking distance of kindergartens, primary and high schools. Common building charges CZK 6,350/month. Energy is billed separately.

Interior 154.06 m², garden 48.15 m², terrace + backyard + outdoor storage 20.15 m², cellar 2.57 m².



* 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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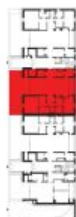


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3+KK

OBJEKT A - 1NP

| Room | Area (m ²) |
|----------------------------------|-----------------------------|
| 2.02 - | - m ² |
| 2.03 domáci práce | 6,74 m ² |
| 2.04 kuchyň | 13,39 m ² |
| 2.05 dvorek | 7,36 m ² |
| 2.06 pracovna | 15,36 m ² |
| 2.07 šatna | 6,18 m ² |
| 2.08 kúpeľňa | 4,30 m ² |
| 2.09 chodba | 8,23 m ² |
| 2.10 wc | 1,77 m ² |
| 2.11 šatna | 7,24 m ² |
| 2.12 kúpeľňa | 6,19 m ² |
| 2.13 ložnice | 21,60 m ² |
| 2.14 obývací pokoj, jidelni kout | 45,27 m ² |
| 2.15 terasa | 10,22 m ² |
| 2.16 sklad | 2,58 m ² |
| 2.17 komora | 4,64 m ² |
| 2.18 předzahrádka | 47,98 m ² |
| obýtná plocha | 154,06 m² |
| ostatní plochy | 68,30 m² |



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