



Apartment Two-bedroom (3+kk)

Rented

154 m², Prague 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

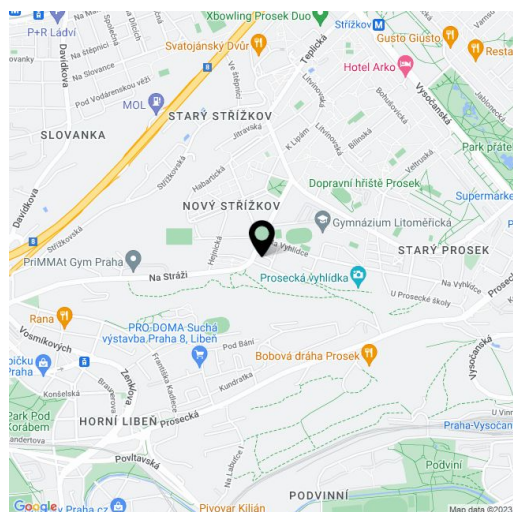
Top quality air-conditioned 2-bedroom 2-bathroom flat boasting a garden with breathtaking views of the city, located on the ground floor of a new building with underground parking. Quiet street adjacent to a vast forested park, just a few steps from a bus stop with a 3 minute connection to Prosek and 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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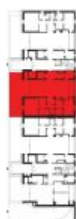


BYT A.1.2

3+KK

OBJEKT A – 1NP

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, jedomi 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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