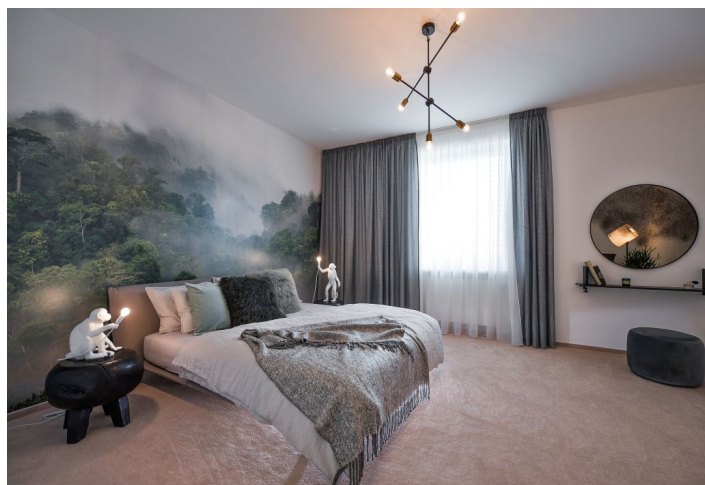




Apartment Three-bedroom (4+kk)

€ 1 659 | CZK 42 000

173 m², Prague 9, Střížkov, Nad Kundratkou





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€ 1 659 | CZK 42 000

173 m², Prague 9, Střížkov, Nad Kundratkou

Total area	187 m²
Floor area*	173 m²
Loggia	14 m²
Parking	1 garage parking space included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26392
Available from	Immediately

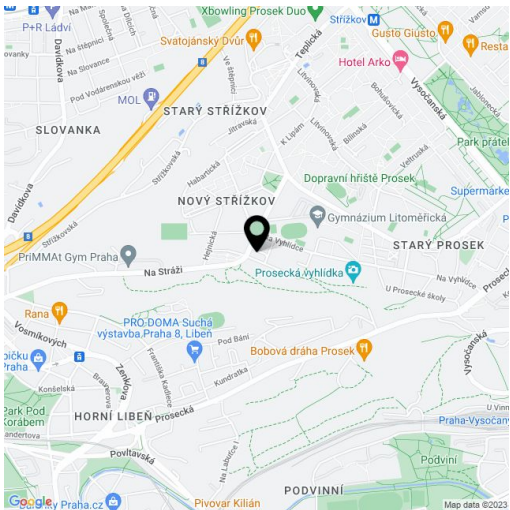
Top quality unfurnished flat boasting 2 enclosed balconies and breathtaking views of the city, located on the 1st floor of a new building with underground parking. Quiet street adjacent to a vast forested park, just a few steps from a bus stop with a 3 minute connection to Prosek and Střížkov metro stations.

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 **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 garage floor is directly connected to the residential floors by an elevator.

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. Despite the photos the apartment is **UNFURNISHED**.

Interior 172.91 m², enclosed balconies 13.64 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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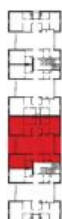


BYT B.2.3
4+KK

OBJEKT B – ZNP

obýtná plocha 172,91 m²
ostatní plochy 13,64 m²

3.01 chodba	11,56 m ²
3.02 komora	3,56 m ²
3.03 domáci práce	6,61 m ²
3.04 kuchyň	13,34 m ²
3.05 ložnice	4,33 m ²
3.06 ložnice	14,58 m ²
3.07 šatna	6,25 m ²
3.08 koupelna	4,42 m ²
3.09 chodba	7,72 m ²
3.10 wc	1,82 m ²
3.11 šatna	7,17 m ²
3.12 koupelna	6,19 m ²
3.13 ložnice	21,02 m ²
3.14 obývací pokoj, jídelní kout	45,35 m ²
3.15 ložnice	10,06 m ²
3.16 ložnice	16,99 m ²
3.17 koupelna	3,88 m ²



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