



## Apartment Three-bedroom (4+kk)

Sold

157 m<sup>2</sup>, Prague 10, Strašnice





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Total area	238 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Terrace	81 m <sup>2</sup>
Parking	450 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	32608

\* 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.

This family apartment with an 80-meter south-facing terrace and a garage is located on the 3rd floor of a boutique residential project, which is currently being built in a neighborhood with a residential area from the 1930s on the border of Žižkov, Strašnice, and Malešice. The approval date is scheduled for September 2019.

The apartment's main feature is a spacious **southeast-facing living area** with a kitchen, a dining area, and a **sunny terrace**. There are also 2 bedrooms with access to the terrace, a 3rd bedroom with a private dressing room and a bathroom (bath, shower, double sink, toilet), a 2nd bathroom (bath, shower, double sink, toilet), a 2nd dressing room, a guest toilet, a large entrance hall, and a storeroom with a preparation for a washing machine and a dryer.

The apartment will be finished to a high standard, including, among other things, **wooden insulated triple-glazed Euro-windows**, **wooden oak three-layer floors** (lightly brushed surface with a matt varnish), **Graniti Fiandre** ceramic tiles, Dextūra interior doors with concealed hinges and entrance security doors (class 3), an Atrea **recuperation unit** with a web interface, designer light switches and Legrand sockets, a TV and data socket in all living rooms, and a videophone. There will be a **preparation for air conditioning** and exterior, electrically controlled blinds, a motorized awning and a smart home system (for blinds and heating control). The source of heat and hot water is a gas boiler and a heat pump. The purchase price includes a **garage parking place** and a **cellar**. The building is made of high-quality materials, brick internal partitions, acoustically and thermally insulated inter-apartment walls, constructed with ecological lime sand bricks. Electronic entrance to the house and to the garage. Residents will have access to a **private garden** with a unique, over **100-year-old cedar**.

There are bus lines to the Želivského metro station (2 minutes) or to the city center via the Florenc metro station (lines B and C) (15 minutes). There are full civic amenities: shops including supermarkets, schools (several kindergartens, elementary, secondary, and high schools), a health center, a pharmacy, and a wide selection of sports facilities (such as tennis courts, squash, badminton, bowling, playgrounds). The location's advantage is its abundance of greenery. It is close to the revitalized **Malešický Park**, and the **Malešický Forest** interwoven with hiking paths and bike trails, or the **Židovské Pece Park**.

Useable area 156.3 m<sup>2</sup>, terrace 81.46 m<sup>2</sup>.

The apartment is being offered in the form of a transfer of shares, therefore the transaction is not subject to the property acquisition tax.





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**4+KK**

Typ

**4.02**

Číslo bytu

**4.NP**

Podlaží

Byt 4.02	4+KK	
Ozn.	Název	Plocha
01	Obyvací pokoj	42,60 m <sup>2</sup>
02	Předstř.	18,90 m <sup>2</sup>
03	Ložnice	13,36 m <sup>2</sup>
04	Koupelna	8,36 m <sup>2</sup>
05	Satna	10,35 m <sup>2</sup>
06	Kuchyně	13,63 m <sup>2</sup>
07	Satna	3,75 m <sup>2</sup>
08	Pokoj	15,08 m <sup>2</sup>
09	Ložnice	20,21 m <sup>2</sup>
10	Koupelna	6,13 m <sup>2</sup>
11	Komora	1,67 m <sup>2</sup>
12	WC	1,76 m <sup>2</sup>
<b>Užitná plocha bytu</b>		<b>156,30 m<sup>2</sup></b>
<b>Celková plocha bytu</b>		<b>168,45 m<sup>2</sup></b>
13	Terasa	81,46 m <sup>2</sup>



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