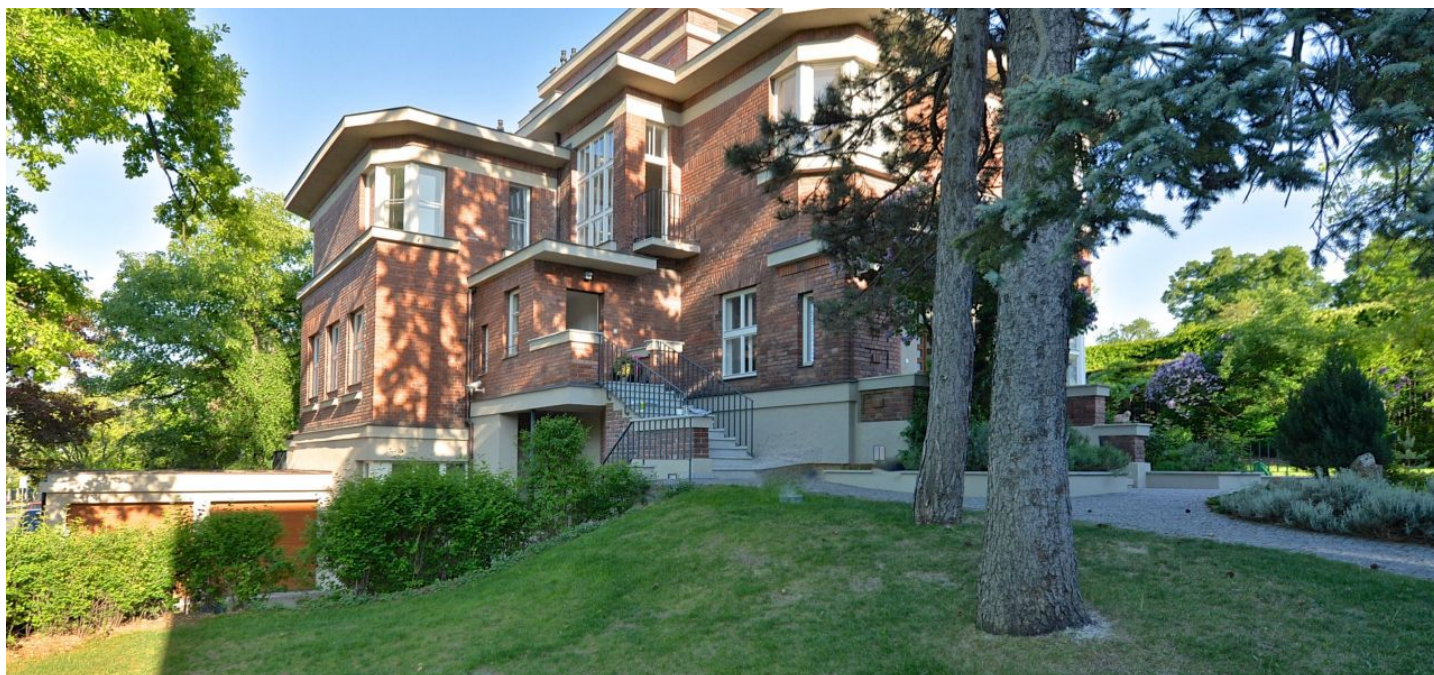




## Apartment Four-bedroom (5+kk)

Ask for price

217 m<sup>2</sup>, Prague 6, Střešovice, Cukrovarnická





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217 m<sup>2</sup>, Prague 6, Střešovice, Cukrovarnická

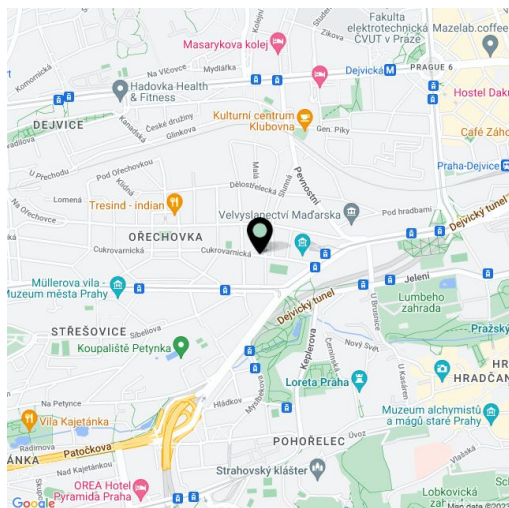
Total area	270 m <sup>2</sup>
Floor area*	217 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	300 000
Garage	Yes
Cellar	-
PENB	G
Reference number	3746

**Magnificent modern penthouse in an extraordinary late Art Deco/early Functionalism-style villa, in the heart of the exclusive and highly sought after residential neighborhood of Ořechovka. The area is situated near the Prague Castle complex, and is lush with trees, parks, and distinguished villas; 15-minute walk to Malá Strana and the center of Prague.**

This exceptional representative 2nd and 3rd floor apartment with quality finishes and a nicely **landscaped mature garden** features a fully fitted, modern open-plan kitchen and dining, living room with **fireplace**, 4 bedrooms, 4 bathrooms (two of them en-suite), walk-in closets, laundry room, **2 balconies**, guest toilet, **winter garden cupola**, and a huge terrace (40 m<sup>2</sup>) providing amazing views.

**2 parking lift spaces** included in the price.

Interior 217,71 m<sup>2</sup>, terrace 40,38 m<sup>2</sup>, balconies 12,18m<sup>2</sup>, cellar 2,72 m<sup>2</sup>.



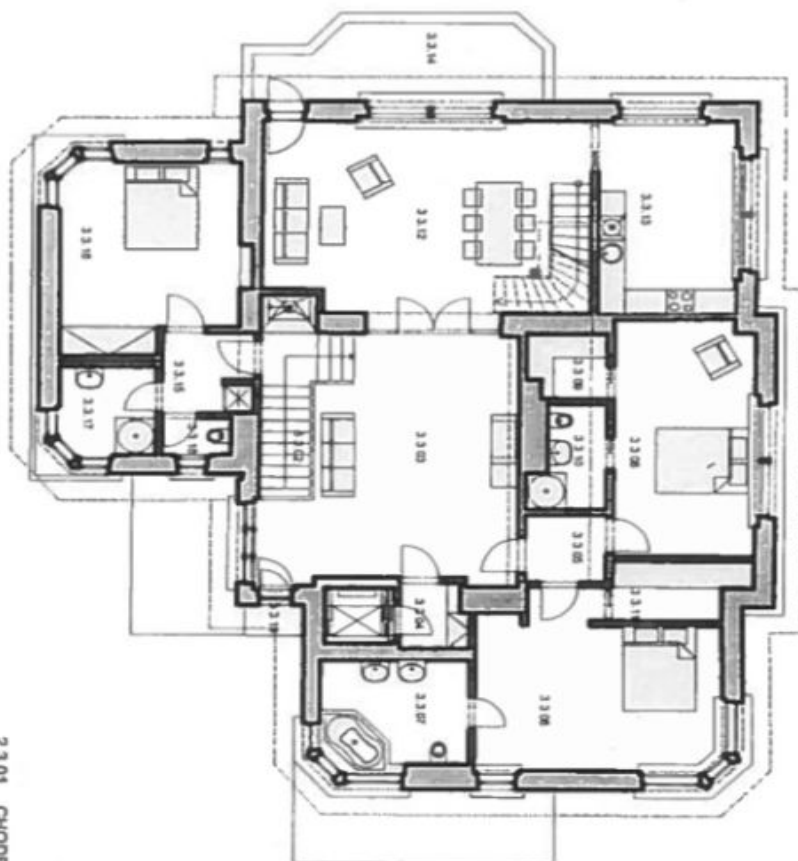
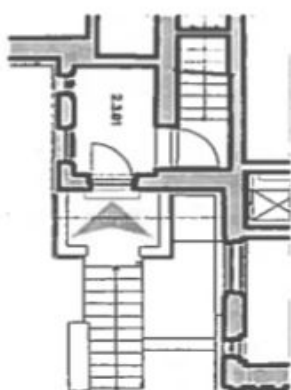
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Four-bedroom (5+kk)

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2.3.01	CHODBA / CORRIDOR	5,47
3.3.02	SCHODIŠTĚ / STAIRCASE	8,64
3.3.03	OBYTNÁ MÍSTNOST / TV ROOM	2,39
3.3.04	CHODBA / CORRIDOR	29,28
3.3.05	CHODBA / CORRIDOR	3,27
3.3.06	LOŽNICE / BEDROOM	21,29
3.3.07	KOUPELNA + WC / EN-SUITE BATHROOM	8,73
3.3.08	LOŽNICE / BEDROOM	18,25
3.3.09	ŠATNA / WALK-IN WARDROBE	2,75
3.3.10	KOUPELNA + WC / EN-SUITE BATHROOM	3,85
3.3.11	ŠATNA / WALK-IN WARDROBE	4,00
3.3.12	OBYTNÁ MÍSTNOST / LIVING ROOM	34,7
3.3.13	KUCHYŇ / KITCHEN	14,77
3.3.15	CHODBA / CORRIDOR	4,17
3.3.16	LOŽNICE / BEDROOM	17,78
3.3.17	KOUPELNA / BATHROOM	4,8
3.3.18	WC	1,42
UŽITNÁ PLOCHA / USABLE AREA		189,38
3.3.14	BALKON / BALCONY	11,47
3.3.19	BALKON / BALCONY	1,07

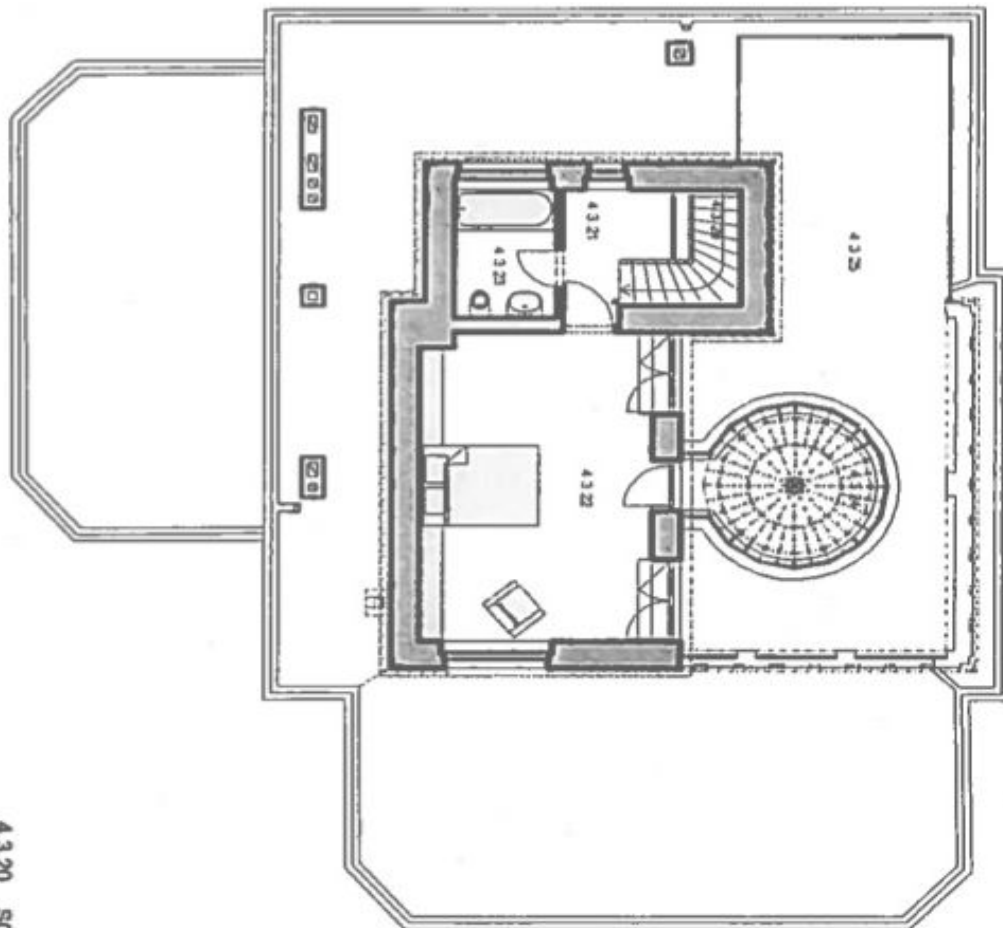
M 1:200



# Apartment Four-bedroom (5+kk)

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217 m<sup>2</sup>, Prague 6, Střešovice, Cukrovarnická



4.3.20	SCHODIŠTĚ / STAIRCASE	3,97
4.3.21	CHODBA / CORRIDOR	4,02
4.3.22	STUDIO	28,08
4.3.23	KOUPELNA + WC / BATHROOM + WC	4,19
4.3.24	ZIMNÍ ZAHŘADA / WINTER GARDEN	7,55
UŽITNÁ PLOCHA / USABLE AREA		45,81
4.3.25	TERASA / TERRACE	40,38
CELKEM UŽITNÁ PLOCHA / TOTAL USABLE AREA		232,17
CELKEM PRODEJNÍ PLOCHA / TOTAL SELLING AREA		240,16

M 1:200