



## Apartment Two-bedroom (3+kk)

Sold

100.9 m<sup>2</sup>, Prague 9, Kyje





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Total area	109 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	2 garage parking spaces at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	38387

\* 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 newly-built bright apartment with a balcony is situated on the 1st floor of the Rokytká Riviera boutique project, set in the heart of a quiet park with mature trees and its own well. The energy-efficient building with only ten apartments and underground parking offers high-end living in a pleasant residential part of Prague 9 - Kyje. Expected completion date Q2 2023.

The functional layout of the apartment consists of a living room with a preparation for a kitchen and access to the south-east facing balcony, 2 bedrooms, a bathroom (with a bathtub, shower, 2 sinks, toilet, bidet, and connection for a washing machine), a separate toilet, a closet, and a hallway.

The unit is offered in the **Premium standard**, including three-layer Steier Parkett **wooden floors**, large-format Refin Prestigio tiles (choice between several options), a **Hüppe** shower, **Hansgrohe** faucets, **Villeroy & Boch** washbasins and toilets, security entrance doors, lacquered Dextūra interior doors, plastic windows with insulated double-glazed panes, and a home videophone. Heating will be central with a central gas boiler. The building will be guarded by a camera system; the entrance to the building will be electronic. It is necessary to buy **2 garage parking spaces** and a cellar storage unit.

Directly in front of the building is a **private park** and the **large Smetanka nature park**, through which the Rokytká Stream flows and a **bike path** that goes to the city center traverses, is only a few steps away. A train station is about a 10-minute walk away, with fast and frequent connections to the Masaryk Railway Station. Transport connections are also provided by buses from a nearby stop. There is a private kindergarten next door and an elementary school is a 5-minute drive away. Nearby is also a health center, the large Černý Most shopping and entertainment center, a **swimming pool**, and other sports facilities. The South Connecting Road is easy to reach by car.

Floor area 100.9 m<sup>2</sup>, balcony 7.8 m<sup>2</sup>.

The visualizations are of an illustrative nature only.



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3 + kk 2 NP S, J, V Energetická náročnost budovy: B

205.1	Ložnice	20,66 m <sup>2</sup>
205.2	Ložnice	13,8 m <sup>2</sup>
205.3	Obývací pokoj + kk	33,54 m <sup>2</sup>
205.4	Chodba	10,49 m <sup>2</sup>
205.5	WC	1,76 m <sup>2</sup>
205.6	Koupelna	9,99 m <sup>2</sup>
205.7	Komora	4,26 m <sup>2</sup>
Vnitřní užitná plocha		94,5 m <sup>2</sup>
Celková podlahová plocha		100,9 m <sup>2</sup>
205.8	Balkon	7,8 m <sup>2</sup>
	Parkovací stání	2 *