



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	174 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Terrace	57 m <sup>2</sup>
Parking	2 garage parking spaces at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38388

\* 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 premium, bright rooftop apartment with a terrace that practically wraps around the entire living area is being created in 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 on the topmost (3rd) floor of the building consists of a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom (shower, toilet, sink), another 2 bedrooms, a central bathroom (with a bathtub, shower, sink, toilet, and bidet), a separate toilet, a closet, a hallway, and a corridor with **direct access to the elevator**. The apartment has **windows facing all four cardinal directions**; each room has access to a large **terrace**.

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 Dextura 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 116.8 m<sup>2</sup>, terrace 56.8 m<sup>2</sup>.

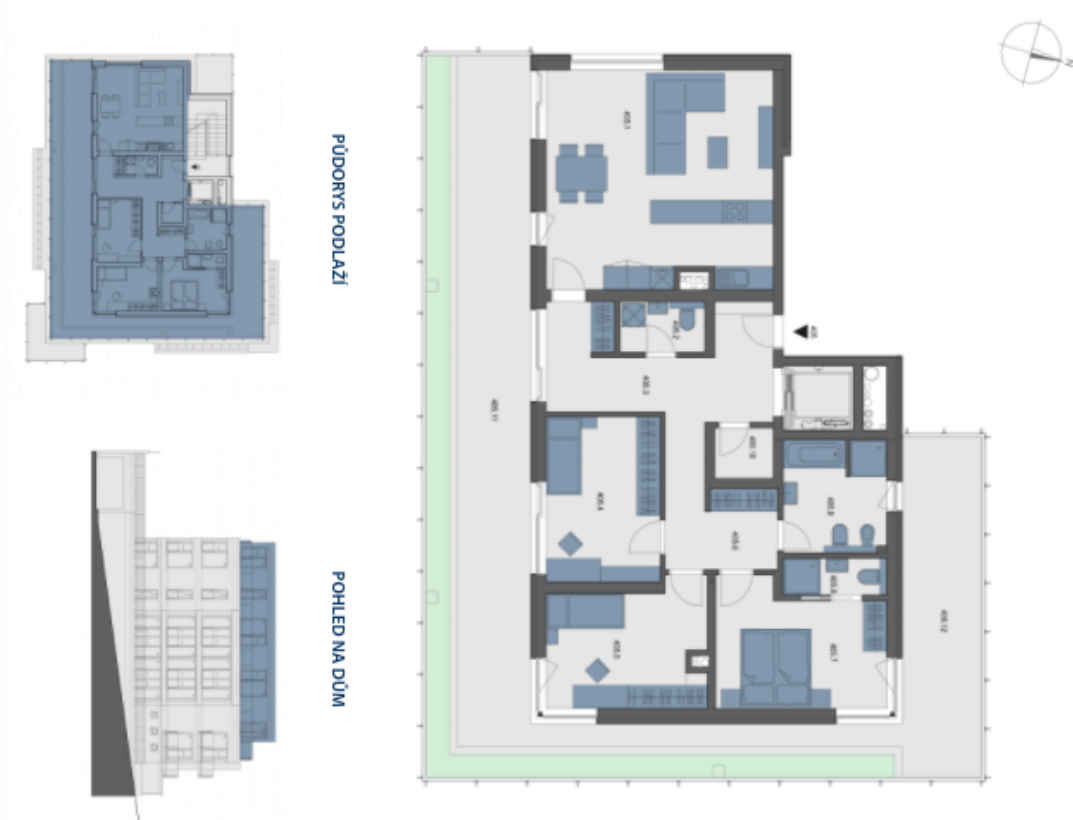
The visualizations are of an illustrative nature only.



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4 + kk 4. NP S, J, Z, V Energetická náročnost budovy: B

405.1	Obývací pokoj + Kk	32.2 m <sup>2</sup>
405.2	WC	2.82 m <sup>2</sup>
405.3	Chodba	13.47 m <sup>2</sup>
405.4	Ložnice	12.32 m <sup>2</sup>
405.5	Ložnice	12.39 m <sup>2</sup>
405.6	Chodba	7.69 m <sup>2</sup>
405.7	Ložnice	13.08 m <sup>2</sup>
405.8	Koupelna	2.51 m <sup>2</sup>
405.9	Koupelna	7.59 m <sup>2</sup>
405.10	Komora	1.95 m <sup>2</sup>
Vnitřní užitná plocha		106.02 m <sup>2</sup>
Celková podlahová plocha		116.8 m <sup>2</sup>
405.11	Terasa	39.08 m <sup>2</sup>
405.12	Terasa	17.74 m <sup>2</sup>
Parkovací stání		2 *