



## Apartment Two-bedroom (3+kk)

Ask for price

80.78 m<sup>2</sup>, Ostrava-město, Ostrava, Ostrčilova





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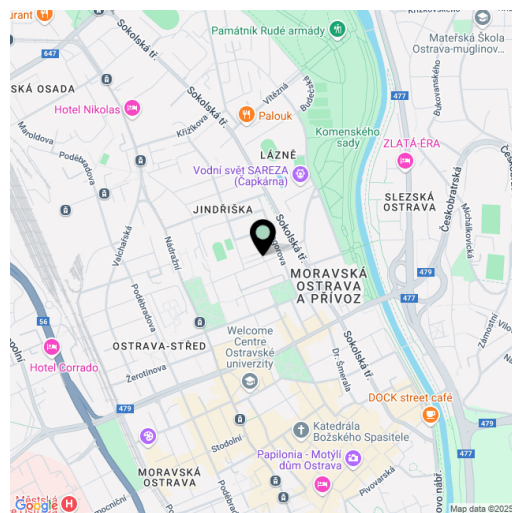
Total area	99 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Possibility to purchase a parking space.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	108293

This bright apartment with a large east-facing terrace is part of the unique Mrakodrap residential project. The residence, the result of the conversion of a high-rise residential building from 1969, is emerging in the wider center of Moravská Ostrava. With its 24 floors, it remains one of the tallest structures in the city today. Eva Jiříčná and Petr Vágner's renowned AI • DESIGN studio is behind its new form and appearance, which underscores the Moravian-Silesian city's commitment to sustainability.

The layout of this unit consists of a corner living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, and a large foyer. The living room is surrounded on two sides by a spacious, east-facing terrace with far-reaching views.

The quality facilities include triple-glazed large-format aluminum windows, vinyl floors, large-format tiles, a walk-in shower, and brand-name sanitary ware. Central underfloor heating, plus a recovery system (underfloor cooling). It also comes with a cellar storage unit, and owners can purchase a garage parking space in a newly built neighboring structure. The terrace will be full of greenery maintained by an automatic irrigation system.

Right in the center of Moravská Ostrava, its location allows you to have everything within easy reach—stores including shopping malls, schools from kindergartens through high schools to universities, restaurants, cafes, doctors' offices, galleries, and theaters. Komenského Sady Park is just a few steps away and you can quickly get to the bike path along the Ostravice River. Excellent public transport is ensured by trolleybuses, trams, and buses with nearby stops and Ostrava's main railway station is also close-by.



\* 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.

Floor area 80.78 m<sup>2</sup>, terasa 17.79 m<sup>2</sup>.

For more information on the units, pricing, and availability, please contact our office.



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## Byt | Apt

17-20 NP | 16-19th floor 3 + kk | 2 bdr/m

- |   |                             |                      |
|---|-----------------------------|----------------------|
| 1 | Hala   Hallway              | 14,70 m <sup>2</sup> |
| 2 | WC   WC                     | 2,63 m <sup>2</sup>  |
| 3 | Koupelna   Bathroom         | 4,49 m <sup>2</sup>  |
| 4 | Obývací pokoj   Living room | 27,03 m <sup>2</sup> |
| 5 | Ložnice   Bedroom           | 12,55 m <sup>2</sup> |
| 6 | Ložnice   Bedroom           | 15,37 m <sup>2</sup> |

Užitná plocha   Usable area	76,77 m <sup>2</sup>
Podlahová plocha   Floor area	80,78 m <sup>2</sup>
7 Terasa   Terrace	17,79 m <sup>2</sup>
<b>Celková plocha   Total area</b>	<b>98,57 m<sup>2</sup></b>

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Tento výhled byl zpracován pro marketingové účely, uvedené plochy jsou orientační a developer si vyhrazuje právo na změnu po obdržení následného systému.

