

## Apartment Two-bedroom (3+kk)

Rented

160 m<sup>2</sup>, Prague 9, Prosek, Nad Kundratkou



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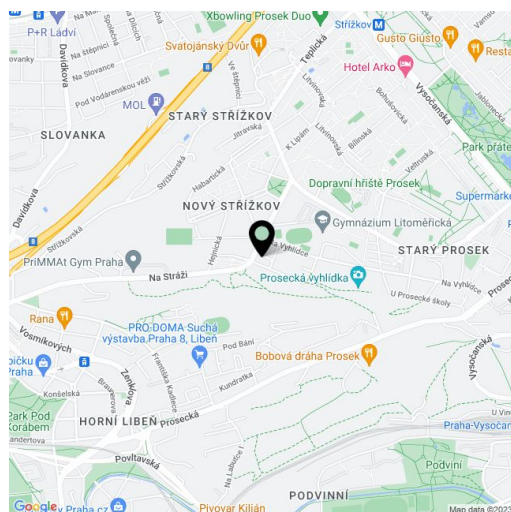
Total area	180 m <sup>2</sup>
Floor area*	160 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Garden	45 m <sup>2</sup>
Parking	2 garage parking spaces included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26273
Available from	Immediately

**Top quality 2-bedroom 2-bathroom flat with cooled central space and boasting a garden with breathtaking views of the city, located on the ground floor of a new building with underground parking. Quiet street adjacent to a vast forested park, just a few steps from a bus stop with a 3 minute connection to Prosek and Strížkov metro stations.**

The apartment offers a spacious living room with a kitchen (Siemens appliances) and a south-facing garden, 2 bedrooms with en-suite walk-in closets and bathrooms (one with garden access), separate toilet, housework room, utility room, and a hallway.

Equipment includes a Kobra smart home system with individual control of heating for each room, cooling in the living room and simulation of lighting in the owner's absence; wood floors and stone tiles, floor heating in the bathrooms, large wood windows, LED diode lighting and preparation for audio system in the living room, built-in wine fridge, electronic card controlled locks, camera security system, optical smoke and heat detector. The garage has a heated ramp, designed for low sports cars, and is fully secured by electronic inputs. A cellar with an electrical socket, for example, allowing electric cars to be charged or the location of a wine shop.

The house is situated in a quiet and green part of Prague 9 that has excellent connection to the metro; within walking distance of kindergartens, primary and high schools. Common building charges CZK 7000/month. Energy is billed separately. Available from May 2019.



\* 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.

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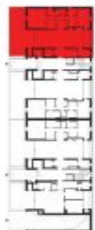
**BYT A.1.1**

**3+KK**

OBJEKT A - 1NP

obýtná plocha 159,73 m<sup>2</sup>  
ostatní plochy 64,81 m<sup>2</sup>

1.01 chodba	13,94 m <sup>2</sup>
1.02 -	- m <sup>2</sup>
1.03 domáčí práce	6,74 m <sup>2</sup>
1.04 kuchyň	13,39 m <sup>2</sup>
1.05 dvorek	7,36 m <sup>2</sup>
1.06 pracovna	15,91 m <sup>2</sup>
1.07 šatna	7,08 m <sup>2</sup>
1.08 koupelna	4,14 m <sup>2</sup>
1.09 chodba	8,20 m <sup>2</sup>
1.10 wc	2,22 m <sup>2</sup>
1.11 šatna	7,78 m <sup>2</sup>
1.12 koupelna	5,16 m <sup>2</sup>
1.13 ložnice	24,16 m <sup>2</sup>
1.14 obývací pokoj, jídelní kout	45,27 m <sup>2</sup>
1.15 terasa	10,21 m <sup>2</sup>
1.16 sklad	2,30 m <sup>2</sup>
1.17 komora	4,63 m <sup>2</sup>
1.18 předzáhrádka	44,76 m <sup>2</sup>



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