

## Apartment Two-bedroom (3+kk)

Rented

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



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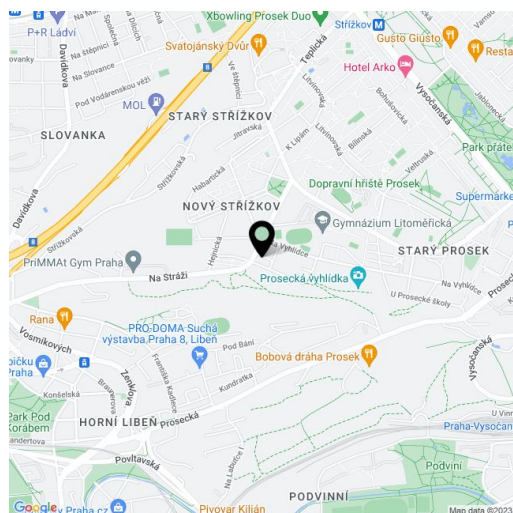
140 m<sup>2</sup>, Prague 9, Prosek, Nad Kundratkou

Total area	153 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	One garage parking space included, second one can be rented at an extra fee.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27350
Available from	Immediately

Top quality furnished flat boasting a spacious enclosed balcony with breathtaking views of the city, located on the fourth 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 three minute connection to Prosek and Strážkov metro stations. The building is situated in a quiet and green part of Prague 9 with excellent access to metro; and within walking distance of kindergartens, primary and high schools.

The distinctive feature of the apartment is a spacious living room with a south-facing enclosed balcony, a fully fitted open kitchen with a balcony, plus dining area with a backlit onyx panel. The layout also offers two separate bedrooms with en-suite walk-in closets and bathrooms, a guest toilet, housework room / utility room, and a hallway.

Amenities include 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; **wooden floors and stone tiles**, jointless floor and wall tiles and underfloor heating in the bathrooms, **large aluminum-wood windows with frameless glazing**, air-conditioning, LED diode lighting and Martin Logan audio system in the living room. There is also a fully equipped kitchen with **Miele** appliances, including a **built-in wine fridge**, a safe, electronic card controlled locks, CCTV, intrusion detection, optical smoke and heat detector. **Two garage parking spaces** and **cellar**; the garage floor is directly connected to the residential floors by an elevator. Common building charges, water and heating around CZK 7000/month. Electricity will be transferred to the tenant.

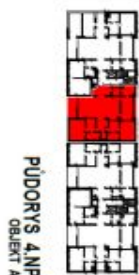


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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BYT A.4.8