

Apartment Two-bedroom (3+kk)

Sold

100.9 m², Prague 9, Kyje



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| | |
|------------------|---------------------------------------|
| Total area | 109 m ² |
| Floor area* | 101 m ² |
| Balcony | 8 m ² |
| 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 m², balcony 7.8 m².

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