



## Apartment Studio (1+kk)

€ 156 411 | CZK 3 800 000

31.88 m², Ostrava-město, Ostrava, Ostrčilova





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Total area	44 m²
Floor area*	32 m²
Terrace	12 m²
Parking	Parking space for an additional fee
Garage	Yes
Cellar	Yes
PENB	B
Reference number	109824

This studio apartment with a 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 on the 1st floor consists of a corner living room with a preparation for a kitchen, a bathroom, and a foyer. The living room is surrounded on two sides by a **spacious, west-facing terrace**.

The **quality facilities** include **triple-glazed large-format aluminum windows**, vinyl floors, **large-format tiles**, a **walk-in shower**, and brand-name sanitary ware. The apartment has a **recovery unit and underfloor heating** (cooling in the summer); central heating. The apartment includes a **cellar storage unit** and a **garage parking space** for an additional fee 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, 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 31.88 m², terrace 11.83 m².

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

The visualizations on this website are artistic interpretations of the project and were not created in collaboration with AI • DESIGN, the architectural design author. Therefore, these visualizations are preliminary in nature and do not reflect the final appearance of the project.





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M R A K O D R A A P

Byt | Apt

23

2 NP | 1st floor

1 + kk | studio

- 1 Hala | Hallway 4,79 m²
- 2 Koupelna | Bathroom 6,10 m²
- 3 Obývací pokoj | Living room 18,84 m²

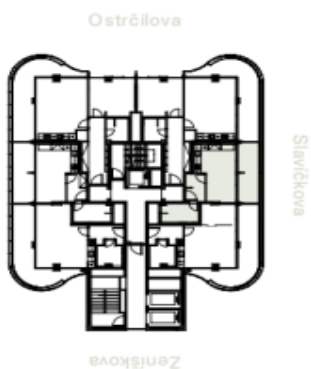
Užitná plocha | Usable area 29,73 m²  
Podlahová plocha | Floor area 31,88 m²

4 Terasa | Terrace 11,83 m²

Celková plocha | Total area 43,71 m²

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INTERNATIONAL REAL ESTATE



Tento výkres byl zpracován pro marketingové účely.  
Uvedené plochy jsou orientační a developer si vyhrazuje  
právo na změnu po dokončení finálního systému.

