



## Apartment Studio (1+kk)

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

€ 191 044 | CZK 4 650 000



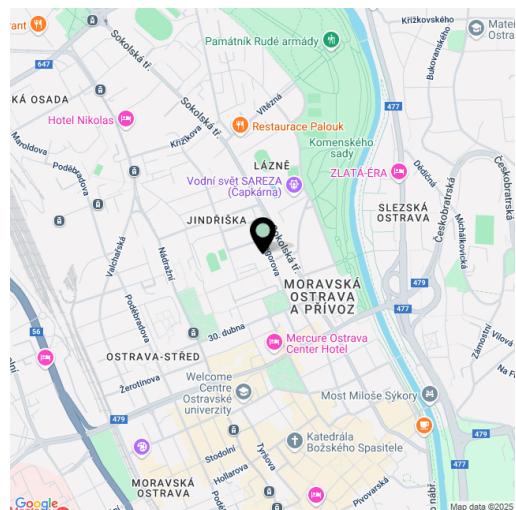


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Total area	57 m <sup>2</sup>
Floor area*	39 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	109829



\* 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 studio apartment with a large 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 Jiřičná 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 2nd 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, east-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.

Floor area 38.97 m<sup>2</sup>, terrace 17.79 m<sup>2</sup>.

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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## Byt | Apt

3.2

3 NP | 2nd floor

1+kk | studio

1	Hala   Hallway	4,92 m <sup>2</sup>
2	Koupelna   Bathroom	5,17 m <sup>2</sup>
3	Obývací pokoj   Living room	26,92 m <sup>2</sup>

Užitná plocha   Usable area	37,01 m <sup>2</sup>
Podlahová plocha   Floor area	38,97 m <sup>2</sup>
Celková plocha   Total area	56,76 m <sup>2</sup>

EXKLUSIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATIONsvoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATETento výkres byl upraven pro marketingové účely,  
uvezené plochy jsou orientační. Developer si vyhrazuje  
 právo na změnu po dokončení fasádního systému.