



## Apartment Two-bedroom (3+kk)

Rented

154 m<sup>2</sup>, Prague 9, Střížkov, Nad Kundratkou



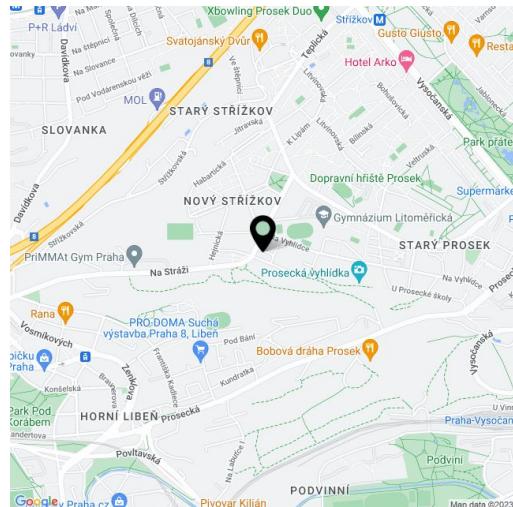


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Total area	174 m <sup>2</sup>
Floor area*	154 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Garden	48 m <sup>2</sup>
Parking	2 garage parking spaces included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26274
Available from	Immediately



\* 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.

**Top quality air-conditioned 2-bedroom 2-bathroom flat 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 Střížkov 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, 2 utility rooms, 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 an excellent connection to the metro; within walking distance of kindergartens, primary and high schools. Common building charges CZK 6,350/month. Energy is billed separately.

Interior 154.06 m<sup>2</sup>, garden 48.15 m<sup>2</sup>, terrace + backyard + outdoor storage 20.15 m<sup>2</sup>, cellar 2.57 m<sup>2</sup>.



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### BYTA 1.2

#### 3+KK

OBJEKTA - 1NP

2.02 -	- m <sup>2</sup>
2.03 domácí práce	6,74 m <sup>2</sup>
2.04 kuchyň	13,39 m <sup>2</sup>
2.05 dvorek	7,36 m <sup>2</sup>
2.06 pracovna	15,36 m <sup>2</sup>
2.07 šatna	6,18 m <sup>2</sup>
2.08 koupelna	4,30 m <sup>2</sup>
2.09 chodba	8,23 m <sup>2</sup>
2.10 WC	1,77 m <sup>2</sup>
2.11 žatna	7,24 m <sup>2</sup>
2.12 koupelna	6,19 m <sup>2</sup>
2.13 ložnice	21,60 m <sup>2</sup>
2.14 obývací pokoj, jídelní kout	45,27 m <sup>2</sup>
2.15 terasa	10,22 m <sup>2</sup>
2.16 sklad	2,58 m <sup>2</sup>
2.17 komora	4,64 m <sup>2</sup>
2.18 předzahrádka	47,98 m <sup>2</sup>

