



## Apartment One-bedroom (2+kk)

**Sold**

52.9 m², Prague 9, Kyje





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Total area	57 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	38385

\* 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 apartment is part of the Rokytka 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 layout of the second floor apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a bathtub), a separate toilet, a closet, and a hallway with space for built-in wardrobe. **Both rooms have access to the south-facing front balcony.**

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 Rokytka 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 52.9 m<sup>2</sup>, balcony 3.9 m<sup>2</sup>.

The visualizations are of an illustrative nature only.



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6 699 000  
5 825 217

Kč vč. DPH

Kč bez DPH

2 + kk2. NPJEnergetická náročnost budovy: B

206.1Ložnice12.05 m²

206.3Obývací pokoj + kk25.3 m²

206.4WC1.8 m²

206.5Chodba7.29 m²

206.6Koupelna4.29 m²

Vnitřní užitná plocha50.73 m²

Celková podlahová plocha52.9 m²

206.2Lodžie3.9 m²

Parkovací stání1 \*

\*Jedná se o minimální počet parkovacích stání, které je třeba k jednotce pořídit. Cena jednotky bude navýšena o odpovídající počet těchto parkovacích stání, které pořídíte již od 469 000 Kč vč. DPH. Ke všem jednotkám je nutné dokoupit sklep v ceně od 97 350 Kč vč. DPH.