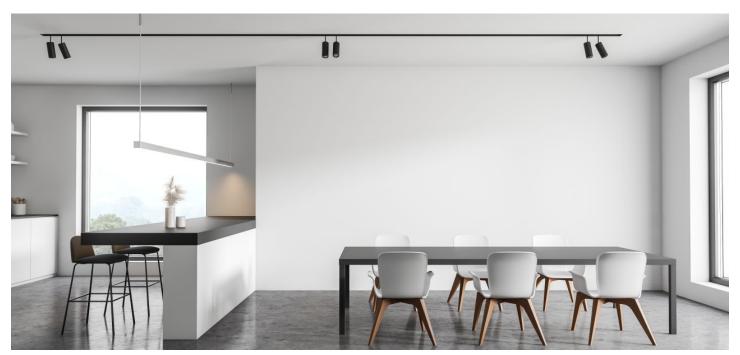




Apartment One-bedroom (2+kk)

Sold

52.9 m², Prague 9, Kyje







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Total area	57 m
Floor area*	53 m
Balcony	4 m
Parking	Garage parking space at extra cos
Garage	Ye
Cellar	
PENB	
Reference no	mber 3838

^{*} 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 Dextüra 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 m², balcony 3.9 m².

The visualizations are of an illustrative nature only.

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52.9 m², Prague 9, Kyje



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

	206.2	Celková podlahová plocha	Vnitřní užitná plocha	206.6	206.5	206.4	206.3	206.1
Parkovací stání	Lodžie			Koupelna	Chodba	WC	Obývací pokoj + kk	Ložnice
-:	3.9 m ²	52.9 m ²	50.73 m ²	4.29 m ²	7.29 m ²	1.8 m ²	25.3 m ²	12.05 m ²
7.	9 m²	.9 m ²	73 m²	.9 m ²	9 m ²	5 m ²	3 m ²	95 m²

699 000

Kč vč. DPH Kč bez DPH

DPH