



## Apartment Five-bedroom (6+kk)

Sold

155 m<sup>2</sup>, Prague 10, Strašnice, Štěchovická







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Total area	245 m²
Floor area*	155 m²
Terrace	90 m²
Parking	Two garage parking spaces
Cellar	Yes
PENB	B
Reference number	42360

This new semi-residential unit with a large terrace and 2 garage spaces is currently being created in the Ateliéry Strašnice residential project. A quiet green place in the vicinity of a sports complex and Gutovka Park and within walking distance of metro stations. Sale in the form of an assignment of a future purchase contract, the expected apartment handover date is July 2022.

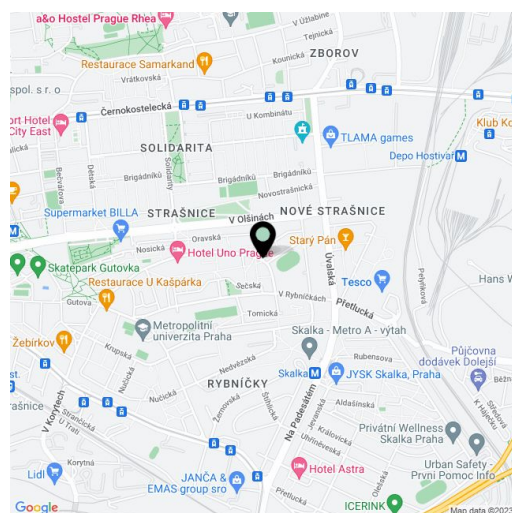
The cleverly designed layout of the 7th floor unit consists of common, parents', and private zones. In the common area, there is a living room with a kitchen, dining room, and access to **an almost 100-meter terrace**. The parents' section includes a bedroom, a study, a bathroom, and a dressing room. In the private area, there are 3 bedrooms (1 with access to the terrace) and 2 bathrooms.

Facilities include multi-chamber plastic windows with all-round fittings and micro-ventilation, **controlled ventilation with recuperation**, central heating, data distribution, entrance security fireproof doors and interior doors with a **height of 210 cm**, a smoke detector, air-conditioning, irrigation of the **grassy part of the terrace**, and a whirlpool. The bathrooms are equipped to a high standard; floors can be selected according to the wishes of the new owners. The apartment comes with **a cellar and 2 garage parking spaces**. The building is equipped with an elevator and an access system with contactless identification.

**The location, ideal for family living**, provides complete civic amenities and a wide range of sports activities. Nearby is a kindergarten, elementary school, and high school, **a sports center** with tennis and beach volleyball courts, a skate park, mini-golf, rope center, and several playgrounds and outdoor gyms. The Skalka and Strašnická metro stations are a short walk away, tram stops are within easy reach, and there is a bus stop right next to the building.

Floor area 154.05 m², terrace 90.2 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



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legenda místností		
1	předstih	16,19 m²
2	komora	5,97 m²
3	koupelna	5,30 m²
4	místnost	14,74 m²
5	místnost	7,62 m²
6	místnost + kuchyň/kout	41,63 m²
7	chodba	4,94 m²
8	koupelna	5,73 m²
9	wc	4,09 m²
10	místnost	14,14 m²
11	místnost	12,21 m²
12	místnost	13,34 m²
-	úžitná plocha	145,90 m²
-	podlahová plocha	154,05 m²
13	terasa	90,20 m²

dispozice ateliéru	6+kk
podlahová plocha	154,05 m²
podlahová plocha s balkonem/terasou	244,25 m²