



## Brand new 1-BR apt. (125m<sup>2</sup>) with garden (43m<sup>2</sup>) for sale directly next to Stromovka, Prague 6

Gotthardská 4, Praha, Hlavní město Praha

**24 945 361 CZK**

We are offering a unique 1-bedroom apartment for sale in a prestigious location right at the entrance to Stromovka Park, next to the Dutch Embassy. This single-level apartment, with a total floor area of 130.90 m<sup>2</sup>, has been designed with an emphasis on comfort and spaciousness to meet the demands of modern living. The apartment is finished to a high standard and prepared for the installation of a kitchen and lighting according to the preferences of its new owner. The living space with a kitchenette, spanning 39.48 m<sup>2</sup>, provides an ideal setting for relaxation and socializing, while the 21.03 m<sup>2</sup> bedroom offers a peaceful retreat. Both the living area and the bedroom have direct access to a private garden measuring 42.81 m<sup>2</sup>. The layout also includes an en-suite bathroom, a separate toilet, a walk-in closet, a utility room, and an entry hallway. An interesting feature is the original underground wine cellar measuring 19.56 m<sup>2</sup> with an entrance tastefully integrated directly into the interior of this apartment. The apartment includes a parking space in the underground garage with its own EV charger and a cellar. Modern features include underfloor heating with individual room controls, central air conditioning, a recuperation system ensuring fresh air, and a central vacuum system. Living comfort is further enhanced by exterior blackout blinds and smart home technology, allowing you to control lighting, blinds, and other features directly from a central unit. The location combines a tranquil environment with excellent access to the city center. In addition to the stunning Stromovka Park, perfect for relaxation and sports, the area boasts popular restaurants such as Hostinec Na Slamníku and Hotel Schwaiger, along with a wide range of services, including schools, kindergartens, and sports facilities. The apartment is ready for immediate occupancy and can be completed to suit your preferences. Take advantage of the opportunity to live in this exclusive location, which combines modern comfort with the charm of a prestigious neighborhood. We offer multiple apartments of various layouts in this residence. For more information or to arrange a personal viewing, please contact the agent.

### PRICE

Cena flat	24 945 361 CZK
Commission	Including commission

### LOCATION

District	Prague
Prague district	Prague 6

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Part of city	Bubeneč
Street	Gotthardská
House number	1143 / 4

## INFORMATION ABOUT THE PROPERTY

Contract type	Sale
Order number	77979
Date	29.11.2024
Object kind	Brick
Object placing	Quiet part of village
Equipped	No
Utility area m <sup>2</sup>	125.14
Total floor area m <sup>2</sup>	167.95
Number of garages	1
Other	Lift
Telecommunications	Phone, internet
Networks	Cable net
Transport	Road, public transport
Stairs	Paved
Plocha sklepa m <sup>2</sup>	6.3
Garden area m <sup>2</sup>	42.81
Year of substantial inspection	2023
Number of building floors	5
Number of floor in building	1

## NOTE FLAT

Category	Flats
Flat kind	2+kitchenette
Ownership	Personal
Condition flat	New building
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	B - Very economical (Příloha)
Energy Performance Certificate drawn up in accordance with	78/2013 Sb.
Energy intensity number	93 kWh/m <sup>2</sup> za rok