



## Apartment Three-bedroom (4+kk)

Ask for price

94.31 m<sup>2</sup>, Ostrava-město, Ostrava, Ostrčilova





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Total area	112 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Possibility to purchase a parking space.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	108294

This spacious apartment with a large east-facing terrace is part of the unique Mrakodrap residential project. The residence, the result of the conversion of a high-rise residential building from 1969, is emerging in the wider center of Moravská Ostrava. With its 24 floors, it remains one of the tallest structures in the city today. Eva Jiříčná and Petr Vágner's renowned AI • DESIGN studio is behind its new form and appearance, which underscores the Moravian-Silesian city's commitment to sustainability.

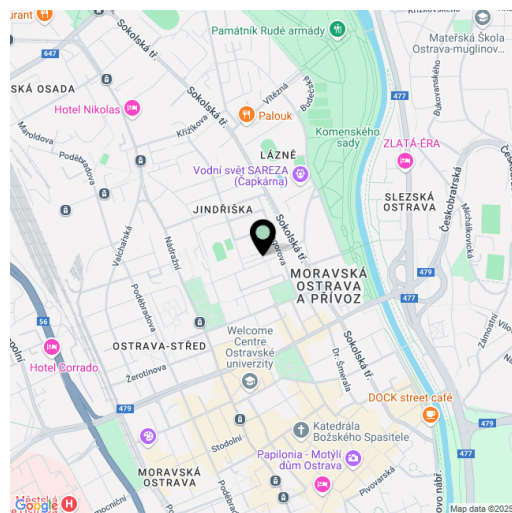
The layout of this unit consists of a corner living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom (shower, toilet, and connection for a washing machine), 2 bedrooms, a central bathroom with a toilet, and a large foyer. The living room is surrounded on two sides by a spacious, east-facing terrace with far-reaching views.

The quality facilities include triple-glazed large-format aluminum windows, vinyl floors, large-format tiles, a walk-in shower, and brand-name sanitary ware. Central underfloor heating and also cooling. It also comes with a cellar storage unit, and owners can purchase a garage parking space in a newly built neighboring structure. The terrace will be full of greenery maintained by an automatic irrigation system.

Right in the center of Moravská Ostrava, its location allows you to have everything within easy reach—stores including shopping malls, schools from kindergartens through high schools to universities, restaurants, cafes, doctors' offices, galleries, and theaters. Komenského Sady Park is just a few steps away and you can quickly get to the bike path along the Ostravice River. Excellent public transport is ensured by trolleybuses, trams, and buses with nearby stops and Ostrava's main railway station is also close-by.

Floor area 94.31 m<sup>2</sup>, terasa 17.79 m<sup>2</sup>.

For more information on the units, pricing, and availability, please contact our office.



\* 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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## Byt | Apt

3-16 NP | 2-15 st. floor 4 + kk | 3 bdr

1	Hala   Hallway	10,30 m <sup>2</sup>
2	Koupelna   Bathroom	4,49 m <sup>2</sup>
3	Obývací pokoj   Living room	27,02 m <sup>2</sup>
4	Ložnice   Bedroom	15,37 m <sup>2</sup>
5	Ložnice   Bedroom	11,45 m <sup>2</sup>
6	Ložnice   Bedroom	14,49 m <sup>2</sup>
7	Koupelna   Bathroom	6,10 m <sup>2</sup>

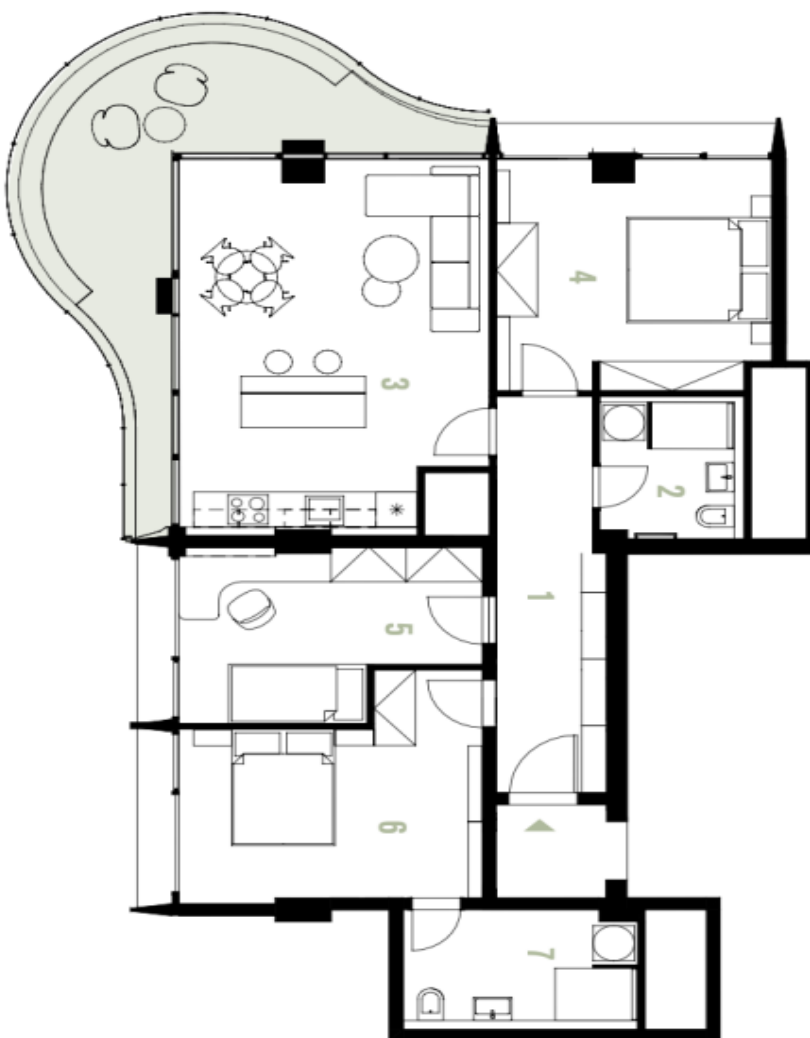
Užitná plocha   Usable area	89,22 m <sup>2</sup>
Podlahová plocha   Floor area	94,31 m <sup>2</sup>

8	Terasa   Terrace	17,79 m <sup>2</sup>
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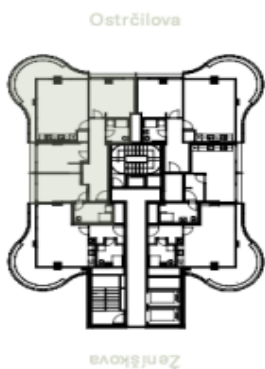
Celková plocha   Total area	112,10 m <sup>2</sup>
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Tento výkres byl zpracován pro marketingové účely, uvedené plochy jsou orientační a developer si vyhrazuje právo na změny po dokončení každého systému.



Gregorova

Slavická

Ženškova

