



## Apartment One-bedroom (2+kk)

Sold

66 m<sup>2</sup>, Prague 3, Žižkov, Pitterova



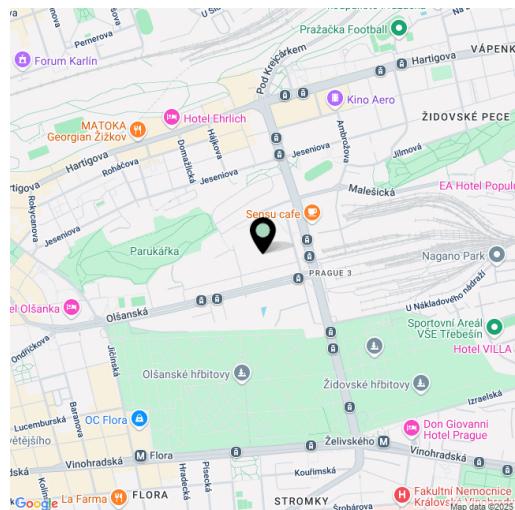


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Total area	85 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	104494



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This fully furnished, air-conditioned apartment with a southeast-facing terrace is located on the 5th floor of a high-rise building in the gated Central Park residential complex with a private park, 24/7 reception, underground parking, and security. The project is located in Prague 3 - Žižkov, less than 10 minutes by tram from the city center, in close proximity to Parukářka Park and the future Park District, which will further expand the range of surrounding services.**

The layout offers a living room with a kitchen and dining area, 1 bedroom, an entrance hall, a utility room, and a bathroom with a bathtub and a separate toilet. A **sunny terrace** is accessible from both rooms.

The apartment stands out for its **ample storage space**, the high-standard facilities include **air-conditioning, wooden floors, large windows with electrically controlled front window blinds**, a security entrance door, and a **videophone**. The purchase price includes **all the interior equipment, a garage space, and a large cellar**.

The residence is located in the immediate vicinity of the **park on Parukářka Hill** and the newly emerging **Kapslovna Park**, and these public areas are complemented by the **complex's private park**. A kindergarten and elementary school, health center, post office, cafe, grocery store, and indoor and outdoor **sports fields** operate a short distance from the house. There is a tram stop nearby with fast connections to the center or to the Želivského, Strašnická, or Palmovka metro stations.

Floor area 66.07 m<sup>2</sup>, terrace 18.98 m<sup>2</sup>.

The apartment is rented at market rent until July 31st, 2024.



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Central Part Praha

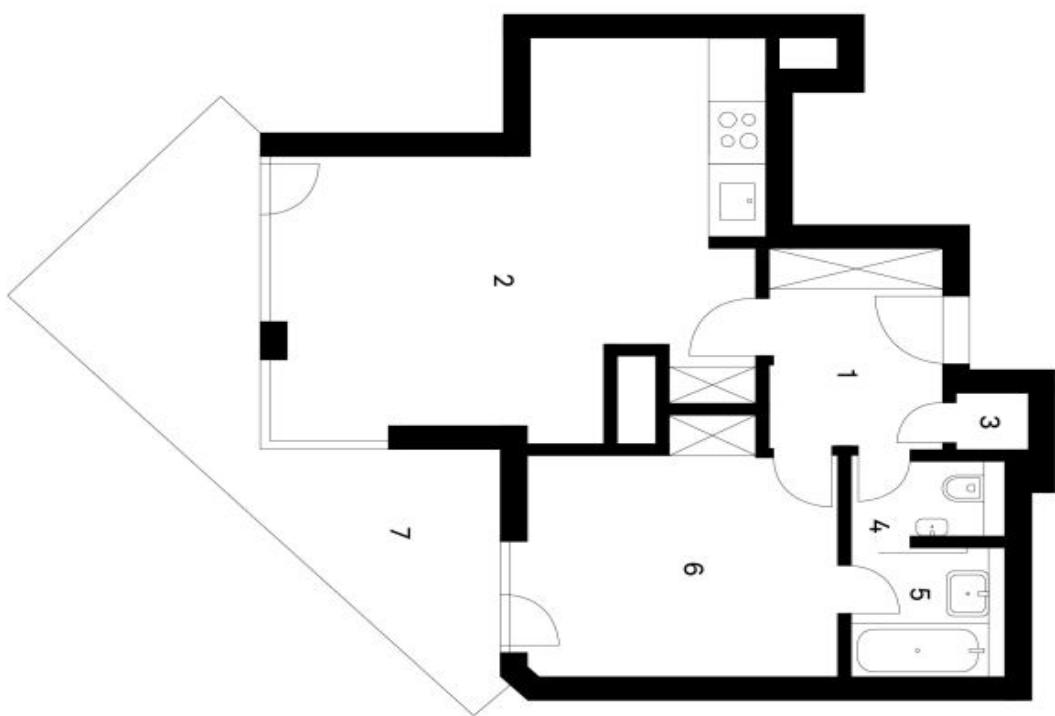
Byt 2+kk

6. NP

1	Chodba	6,46 m <sup>2</sup>
2	Obývací pokoj + KK	32,22 m <sup>2</sup>
3	Tech. místnost	0,95 m <sup>2</sup>
4	WC	2,03 m <sup>2</sup>
5	Koupelna	3,60 m <sup>2</sup>
6	Ložnice	15,16 m <sup>2</sup>
7	Terasa	18,98 m <sup>2</sup>

Podlahová plocha

66,07 m<sup>2</sup>



\* Plánek je pouze ilustrativní