



## Apartment One-bedroom (2+kk)

Sold

65.5 m<sup>2</sup>, Prague 3, Žižkov, Olšanská



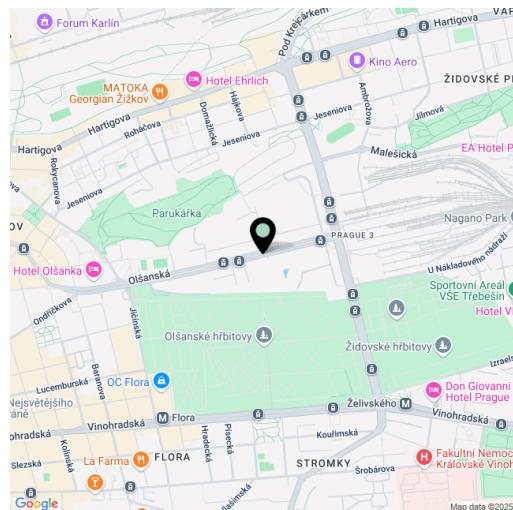


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Total area	75 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Winter garden	10 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	109013



\* 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 one-bedroom air-conditioned apartment is located on the 15th floor of an architecturally distinctive residential complex in Žižkov. The barrier-free Garden Towers buildings, with an elevator, reception, camera system, inner atrium, and rooftop garden, provide excellent facilities for comfortable urban living with full civic amenities in the immediate vicinity.**

The above-standard equipped apartment consists of a living room with a kitchen and dining area and a **winter garden**, an east-facing bedroom, a bathroom with a bathtub, a separate toilet, a furnished **walk-in closet** with connections for a washing machine and dryer, and an entrance hall.

The apartment was approved (final building approval) in 2016. The high-standard level of construction and facilities include built-in **air conditioning**, aluminum windows with insulating triple glazing, security fire-rated entrance doors, triple-layer **wooden floors**, custom-made built-in furniture, a timeless kitchen unit with appliances including a **wine cooler**, data cabling, and a preparation for a smart home system. The apartment includes a **garage space and a cellar**.

The residential complex is located in the central part of Žižkov, directly opposite **Parukárka Park**, and within walking distance of bus and tram stops as well as the **Želivského metro station**. Nearby are kindergartens, an elementary school, medical facilities, a pharmacy, banks, shopping centers, restaurants, and sports centers.

Floor area 65.5 m<sup>2</sup>, winter garden 9.5 m<sup>2</sup>, cellar 8.1 m<sup>2</sup>.



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