



Apartment One-bedroom (2+kk)

Sold

65.5 m², Prague 3, Žižkov, Olšanská





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Total area	75 m²
Floor area*	66 m²
Winter garden	10 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	109013

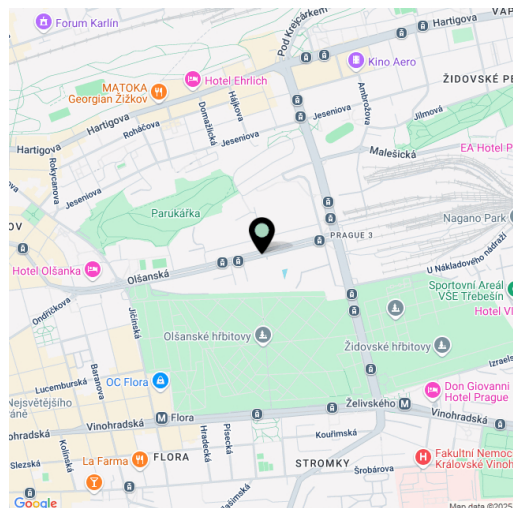
This one-bedroom air-conditioned apartment is located on the 15th floor of an architecturally distinctive residential complex in Žižkov. The barrier-free Garden Towers buildings, with an elevator, reception, camera system, inner atrium, and rooftop garden, provide excellent facilities for comfortable 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 **Parukářka 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 m², winter garden 9,5 m², cellar 8.1 m².



* 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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