



## Apartment Two-bedroom (3+kk)

93 m², Prague 3, Žižkov, Kališnická

Rented





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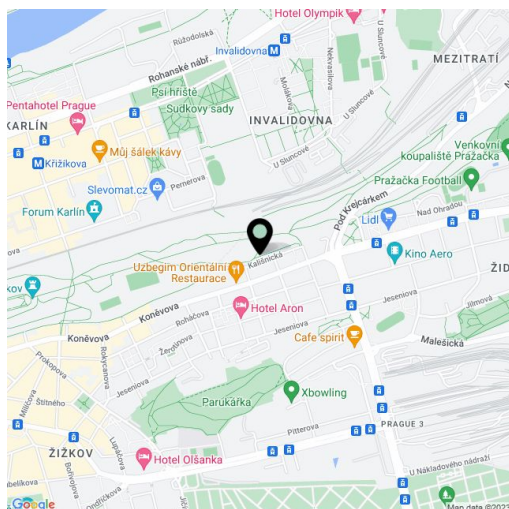
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|                  |                               |
|------------------|-------------------------------|
| Total area       | 103 m²                        |
| Floor area*      | 93 m²                         |
| Balcony          | 10 m²                         |
| Parking          | Two parking spaces available. |
| Garage           | Yes                           |
| Cellar           | -                             |
| PENB             | G                             |
| Reference number | 23008                         |
| Available from   | Immediately                   |

Sunny, fully furnished 2-bedroom flat with 2 balconies (4 + 6 m²) and beautiful park views, on the 4th floor of the contemporary Park Vítkov residential project with a 24/7 reception and security, underground parking, fitness room and sauna. Located in a quiet street right on the edge of the Vítkov Park, in an area with quick access to the city center and shopping, sports and relaxation facilities nearby.

The interior includes a spacious living room with access to the **balcony**, a fully integrated kitchen and dining area, 2 bedrooms (one with access the second **balcony** and built-in wardrobes), a bathroom with a walk-in shower, a separate toilet with bidet, and an entrance hall with built-in wardrobes.

Wooden floating floors, tiles, large windows with internal blinds, security entry door, sofabed, washer, dishwasher, garden furniture. **Two garage parking spaces** available (one included, second one at CZK 2000/month). Deposit for service charges, water and heating CZK 10,000/month. Electricity will be transferred to the tenant.



\* 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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