



Apartment Three-bedroom (4+kk)

Sold

351 m², Prague 3, Žižkov, Pitterova



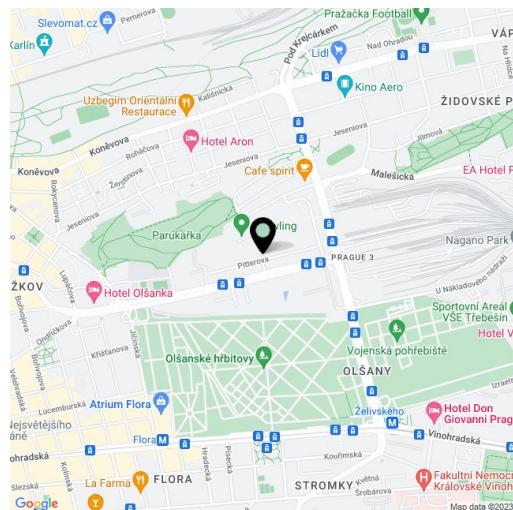


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Total area	457 m ²
Floor area*	351 m ²
Terrace	106 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23823



* 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.

Boasting air-conditioning and a terrace surrounding the whole flat, this generously sized penthouse occupies the entire 13th floor of an enclosed residential project with a private park, 24-hour reception, underground parking, security and restaurant. The flat is situated close to Parukářka Park.

The dominant feature of the apartment is a 180 m² living room with dining area and kitchen. The layout also offers 3 bedrooms with private bathrooms, a shared bathroom, separate toilet, 2 utility rooms and an entrance hall. All rooms as well as one of the bathrooms have access to the terrace. The apartment is characterized by a number of French wooden windows providing plenty of light. There is **air-conditioning**, hardwood floors, ceramic tiles, underfloor heating and suspended ceilings. The purchase price includes **3 garage parking spaces** and a **large cellar**.

There is a complete study of reconstruction - see the attached visualizations.

This residential complex with a private park is guarded by CCTV. The whole area offers nonstop maintenance, for example in case of technical issues, or to help with installation of appliances. There is a spacious private garden and restaurant for residents of Central Park. All entrances to the buildings, garage and park use chips.

In the vicinity you can find complete amenities, restaurants, a post office, health center, sports center, and Parukářka Park. Excellent transport accessibility both by car and public transport – the Nákladové nádraží Žižkov tram stop is only 150 m from the house. Unique opportunity for high standard living in the wider center of Prague.

Interior 350.79 m², terrace 106.11 m², cellar 6.28 m².

Listed price does not include 4% property transfer tax.

