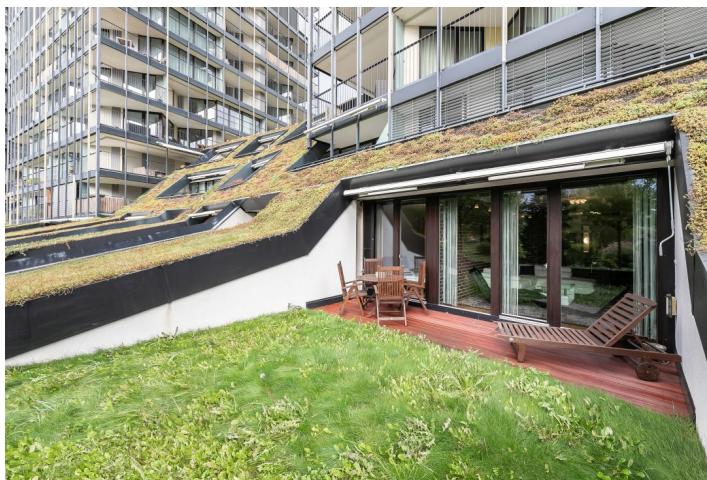
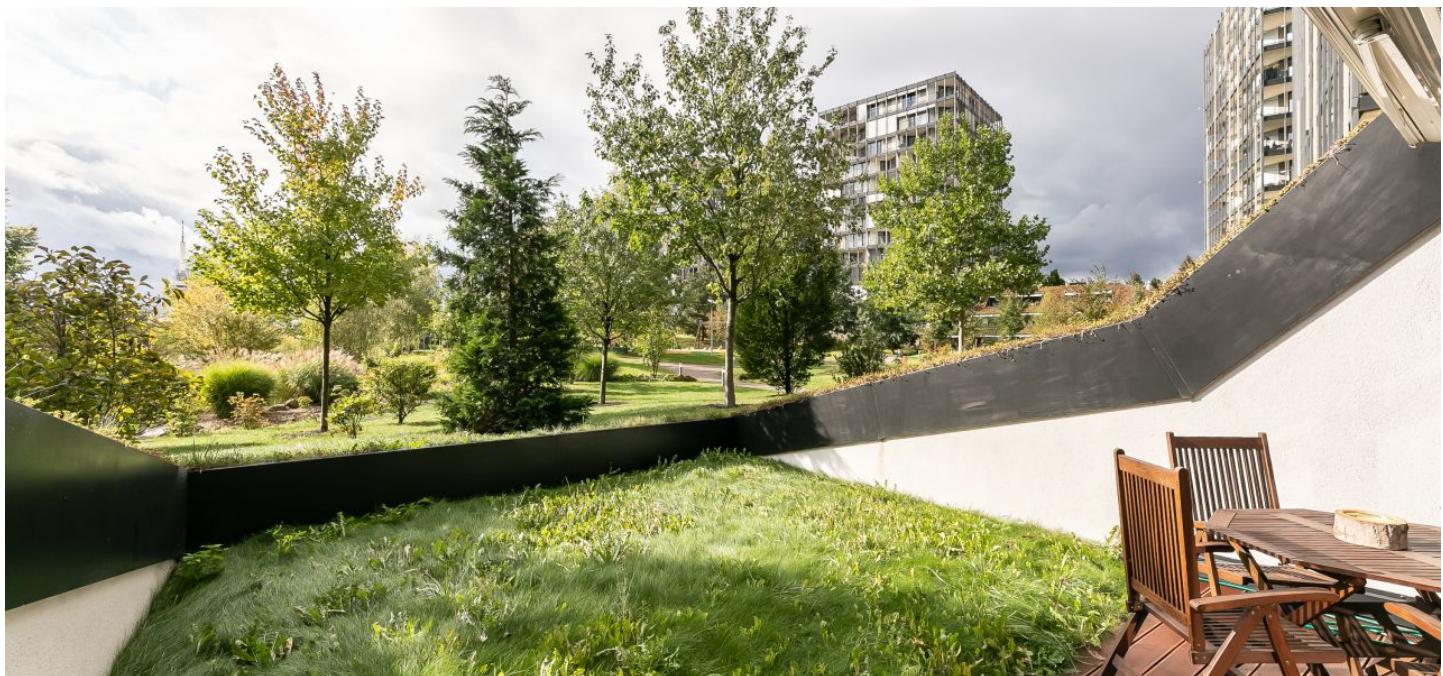




## Apartment One-bedroom (2+kk)

Sold

128 m<sup>2</sup>, Prague 3, Žižkov, Ke Kapslovně



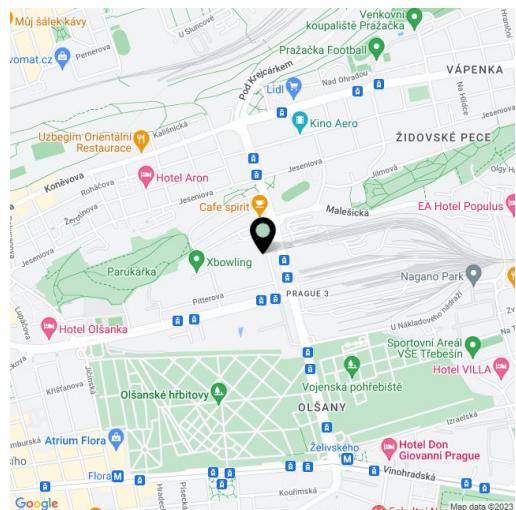


## Apartment One-bedroom (2+kk)

Sold

128 m<sup>2</sup>, Prague 3, Žižkov, Ke Kapslovně

Total area	128 m <sup>2</sup>
Garden	38 m <sup>2</sup>
Parking	Lockable garage space
Garage	Yes
Cellar	Yes
Service price	10 528 CZK monthly
PENB	C
Reference number	33484



\* 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 ground floor apartment with a west-facing terrace and a garden, a garage, and space for a private fitness room, a home cinema, or an office is part of the award-winning Central Park Prague project designed by the by A69 architekti studio. The gated, safe complex is located next to a park, in a neighborhood with a full spectrum of services and easy access to public transport.

The apartment consists of a living room with a kitchen, a bedroom, a fully fitted **wardrobe**, a bathroom, a toilet, a utility room, and an entrance hall. Both rooms have access to the terrace and garden. One floor below, in the basement, there is a **multifunctional room** accessible via the stairwell in the hallway. The garage and cellar are **directly next** to the lower level of the apartment, making it easier to store bicycles and other sports equipment.

Floating wooden floors with **heating convectors**; the **floor-to-ceiling windows** are also wooden. Class 3 security entrance doors, veneer non-rebated interior doors. The kitchen is equipped with **Siemens** appliances and a **stone worktop**. The bathroom, connected via a sliding door to the toilet, has a **hydromassage bath** with a shower screen, a **TV connection**, large-format tiles, and a heated towel rail. Heating is central. The garage parking space can be enclosed by a roller shutter. The entire complex is guarded by a **security guard**, and there is also a **24-hour reception** and a **caretaker** who provides personal assistance services.

There is a café directly in the complex, and a post office, a health center, and a **wellness center** are right next door. There are plenty of shops, including groceries, within walking distance, or hop on the tram or drive to the **Flora shopping and entertainment center**. The nearest metro station (Želivského) is 4 minutes by tram, and there is a direct tram to the center that takes only 10 minutes. The complex has its own enclosed park, other opportunities for taking a stroll or walking your dog include the large **Parukářka Park** on top of Holy Cross Hill.

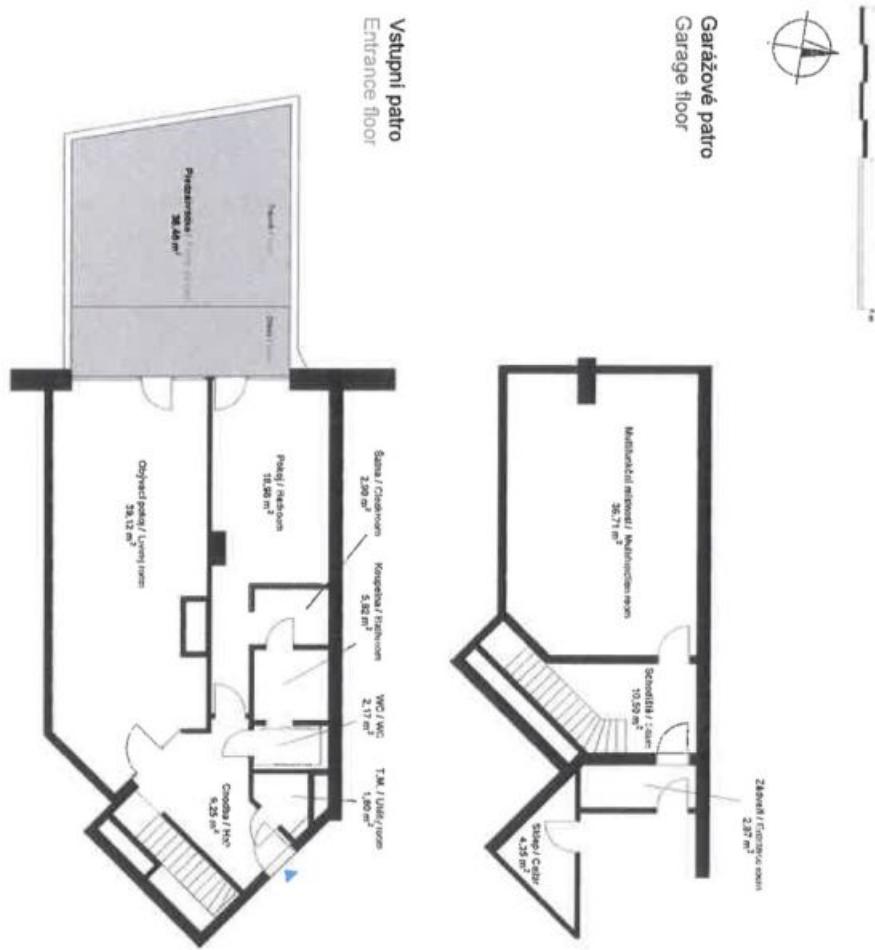
Floor area 127.36 m<sup>2</sup> (of which 36.23 m<sup>2</sup> is the multifunctional room and 10.5 m<sup>2</sup> is the staircase), garden 38 m<sup>2</sup>, cellar 4.35 m<sup>2</sup>.



## **Apartment One-bedroom (2+kk)**

Sold

128 m<sup>2</sup>, Prague 3, Žižkov, Ke Kapslovně



Rezidence B4.2.2.

<b>2+kk</b>	<b>1-bedroom</b>
<b>2. patro</b>	<b>2nd Floor</b>
<b>Shrmnù</b>	<b>Summary</b>
Podlaží/Floor	2
Objekt/Building	2 W
Orientace/Orientation	Z W
Produkce/Space Usage	131,71 m <sup>2</sup>
Výška místnosti/Terrace Area	0 m <sup>2</sup>
Výška zábrany/Garden Area	38,46 m <sup>2</sup>
Výměra sklep/Cellar Area	4,45 m <sup>2</sup>

