



## Apartment One-bedroom (2+kk)

€ 410 435 | CZK 9 990 000

47.3 m², Prague 3, Žižkov, Kališnická





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Total area	52 m²
Floor area*	47 m²
Loggia	5 m²
Parking	Parking space in an underground garage
Cellar	-
PENB	C
Reference number	38772

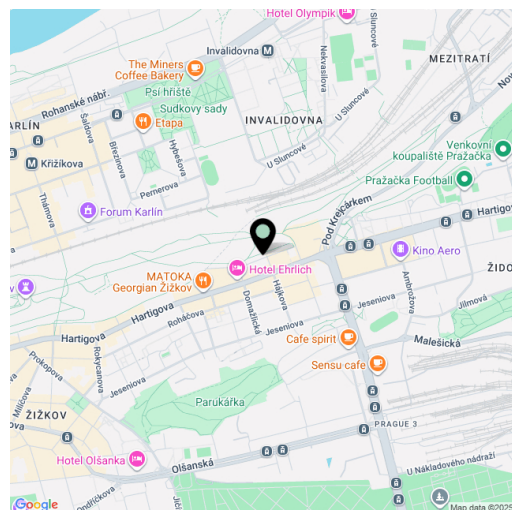
This partially furnished east-facing one-bedroom apartment is located on the 3rd floor of the modern seven-story residential complex Residence Zlatice, completed in 2014. Its attractive location directly adjacent to Vítkov Park offers a tranquil environment, while a wide range of services is available in the immediate vicinity. The Ohrada tram and bus stops are just a few minutes' walk from the building.

The apartment is laid out with a living room featuring a kitchenette, a bedroom equipped with a built-in wardrobe, a bathroom fitted with a shower, toilet, and sink, and an entrance hall. The **loggia** is accessible from both the living room and bedroom. The price includes **one garage parking space**.

Large **french windows** flood the interior with natural light, while the floors are finished with high-quality **wooden parquet** and tile. The materials and fixtures used are sourced from renowned Italian and German manufacturers. The well-maintained building, with its exceptionally designed entrance and common areas and a modern **elevator**, is monitored by a security camera system.

Residence Zlatice is situated on a quiet one-way street adjacent to **Vítkov Park**, which is crisscrossed with walking paths and offers unique panoramic views over almost the entire city of Prague. The surrounding area provides a wide range of restaurants, shops, and cafés, as well as a medical center, schools, offices, banks, and more. Excellent transport connections include tram and bus lines just a few minutes' walk away, with all three metro lines reachable within a 7-minute drive and Náměstí Republiky in 10 minutes.

Floor area 47.3 m², loggia 4.8 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.