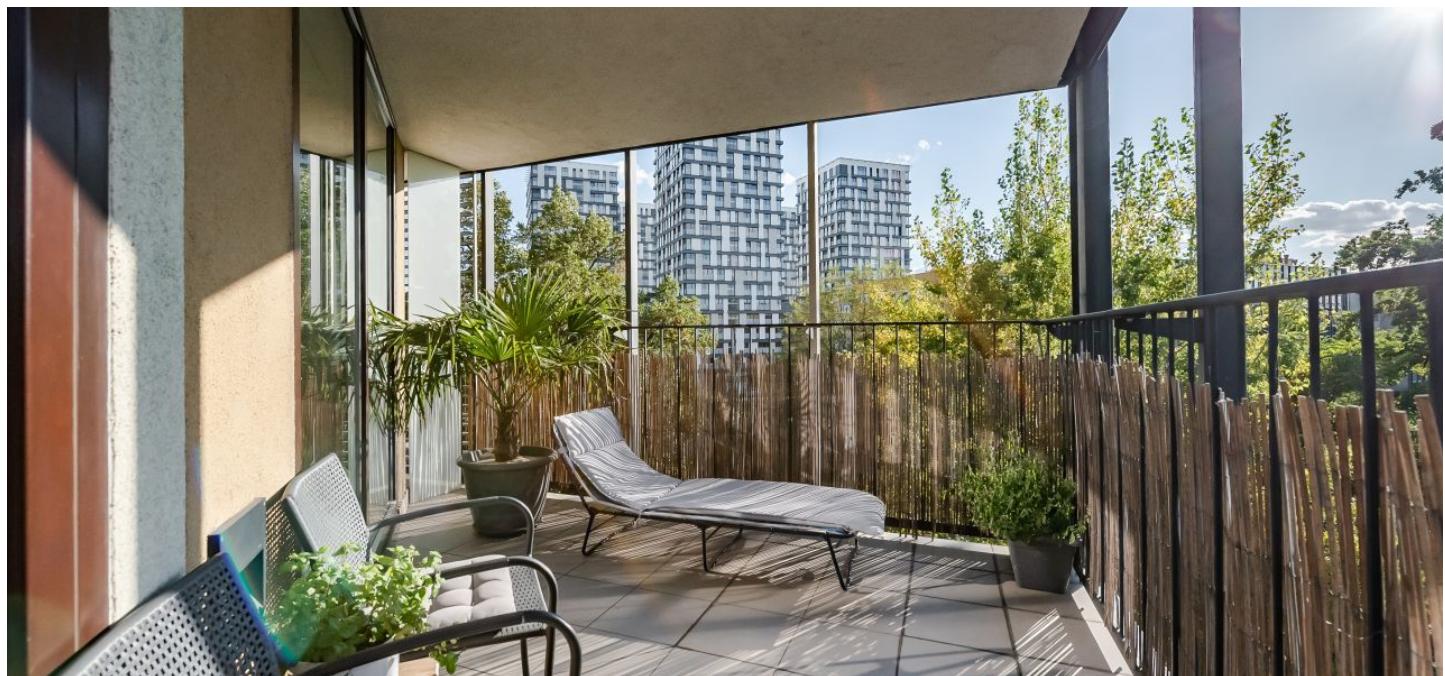




## Apartment One-bedroom (2+kk)

Sold

54.4 m<sup>2</sup>, Prague 3, Žižkov, Pitterova



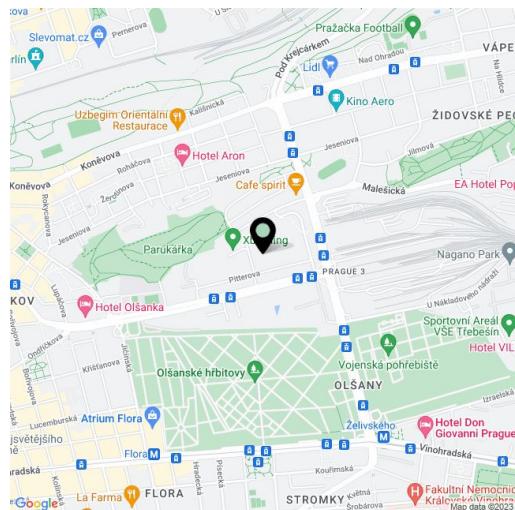


## Apartment One-bedroom (2+kk)

Sold

54.4 m<sup>2</sup>, Prague 3, Žižkov, Pitterova

Total area	73 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
Service price	4 600 CZK monthly
PENB	C
Reference number	40396



\* 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 apartment with a terrace surrounded by mature trees is located on the 3rd floor of the award-winning Central Park residential complex from 2010 with a 24-hour reception, security, technical support, underground parking, elevator, large private park, and café. Situated next to the park on Parukářka Hill, it provides a complete range of services and very fast connections to the city center.

The practical layout consists of a living room with a kitchen, a bedroom with access to the bathroom, a separate toilet, a hallway, and a closet with a connection for a washing machine. Both rooms have access to a **covered, west-facing terrace** with very nice views of the greenery.

Facilities include **large-format wooden floor-to-ceiling Euro windows**, three-layer **wooden laminate floors**, sintered tiles, underfloor heating in the bathroom, security entrance door, videophone, and preparation for exterior blinds at the terrace railing, which will ensure perfect privacy. The kitchen is fully equipped with built-in appliances; the bedroom and hall have built-in wardrobes. The heating is remote. The purchase price includes a **garage parking space and a cellar storage unit**, both accessible by **elevator**. Designed by the **A69 architectural studio**, the Central Park Residence received the **National Architecture Award**. The safety of the residents of the complex is guaranteed by a reception, security, camera system, and chip access to the building.

The complex includes a **1.5 hectare private park** with a multifunctional and children's playground. The public park on Parukářka is nearby. In the immediate vicinity, there are cafes, grocery stores, a health center, or a sports center with **tennis courts, a gym, and a sauna**. Tram stops with many connections, including night ones, are just a few steps from the building and the Želivského metro station (line A) is a 4-minute tram ride away.

Interior 54.42 m<sup>2</sup>, terrace 18.99 m<sup>2</sup>, cellar 4.2 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



## Apartment One-bedroom (2+kk)

Sold

54.4 m<sup>2</sup>, Prague 3, Žižkov, Pitterova

