



## Apartment One-bedroom (2+kk)

Rented

76 m<sup>2</sup>, Prague 3, Žižkov, Hartigova



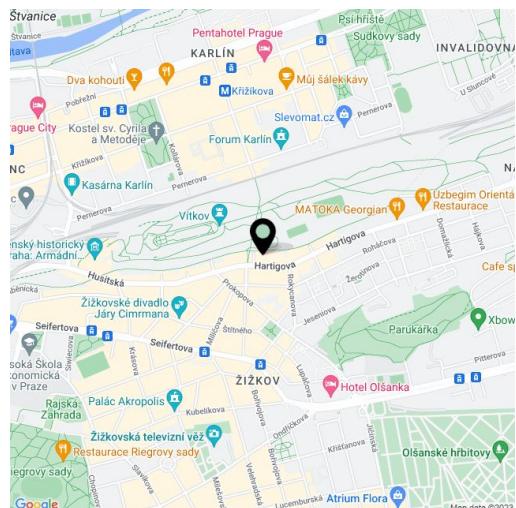


## Apartment One-bedroom (2+kk)

Rented

76 m<sup>2</sup>, Prague 3, Žižkov, Hartigova

|                  |  |
|------------------|--|
| Total area       | 80 m <sup>2</sup>  |
| Floor area*      | 76 m <sup>2</sup>  |
| Balcony          | 4 m <sup>2</sup>   |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | Monthly deposit for services, heating, water, and garage maintenance: CZK 6,000. Electricity is billed separately. |
| PENB             | B  |
| Reference number | 42485  |
| Available from   | Immediately  |



\* 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 4 small balconies and beautiful green views, this split-level apartment is on the 3rd floor of the recently built Žižkovské Pavlače residential project with underground parking. Located right on the edge of the large Vrch Vítkov Park, with good transportation connections and quick access to the city center. A bike path, plus sports, relaxation, and shopping facilities are available nearby, and the popular Parukářka Park is also in close vicinity.**

The lower level includes a living room with a fully fitted open plan kitchen and **2 balconies**, a bathroom with a walk-in shower and toilet, storage space, and an entrance hall. The upper level offers an open bedroom with **2 balconies**, plus an adjacent **walk-in closet/study**. The apartment **faces the quiet and green Vítkov Hill Park**.

Vinyl floors, tiles, French windows, **cellar**. A **garage parking** space is included.