



Apartment Three-bedroom (4+kk)

Sold

100 m², Prague 3, Žižkov, V Zahrádkách



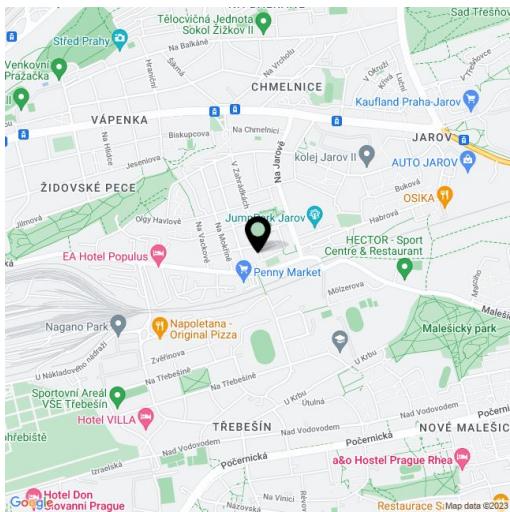


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Total area	108 m ²
Floor area*	100 m ²
Terrace	8 m ²
Garden	38 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	5 132 CZK monthly
PENB	B
Reference number	43295



* 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 fully furnished family apartment with two front gardens and a garage parking space is set in a modern apartment building located in a quiet, traditional residential area on the border of Žižkov and Malešice, within walking distance of everything you need and a short driving distance from the city center.

The almost **40-meter living room** is connected to the kitchen, dining area, and **terrace in the south-facing garden**. There is also a master bedroom with an en-suite bathroom (shower, toilet), 2 rooms, a bathroom (with a bathtub and 2 sinks), a separate toilet, a closet, and an entrance hall. All bedrooms face the second, **northerly front garden** and 2 have an access to the garden.

Large windows with plastic frames with electrically controlled **exterior blinds** illuminate the interior. Facilities include laminate floors, **Hüppe** and **Duravit** sanitary ware, **Sapeli** interior doors, security entrance doors, and intercom, and central heating. The kitchen is fully equipped (including a **wine cooler** and a dishwasher). There is a home cinema in the living room. The bathroom is also equipped with a washing machine and dryer. The purchase price includes a **garage space**, a **cellar**, and complete interior equipment. One of the front gardens has automatic **irrigation** with bluetooth control.

A supermarket, schools, or a health center are located within a convenient distance; the neighborhood also stands out for its abundance of **greenery and sports fields**. The **Židovská Pece** or **Malešický parks** and tennis courts are close-by, in rainy weather children will appreciate the indoor playground with **trampolines**. The Želivského metro station is 7 minutes away by bus; a tram stop is within walking distance.

Interior 99.92 m², terraces total 8.16 m², garden total 37.6 m², cellar 3 m².

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