



## Apartment Two-bedroom (3+kk)

Sold

96 m<sup>2</sup>, Prague 3, Žižkov, Olgy Havlové





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Total area	112 m²
Floor area*	96 m²
Terrace	16 m²
Garden	39 m²
Parking	Parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43501

This bright apartment in a Scandinavian minimalist style with two gardens and parking is located on the ground floor of an apartment building from 2016. A quiet residential place in a newly established district with many new buildings and landscaped surroundings adjacent to the large Židovské Pece Park.

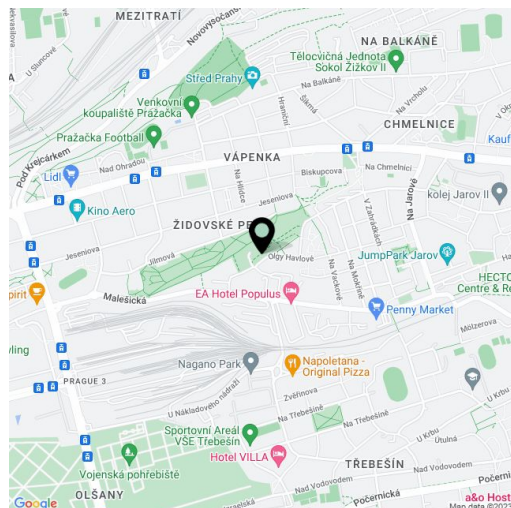
The apartment layout offers a living room connected to the kitchen, from which there is access to a **west-facing terrace with a garden** and two bedrooms, one with access to the second garden. There is also a bathroom with a bathtub, a separate toilet, a closet with a connection for a washing machine, a **dressing room**, and an entrance hall with built-in wardrobes.

Facilities include **wooden floors, electrically operated window blinds**, plastic windows, central heating, a fully equipped kitchen, built-in storage cupboards and **custom-made furniture** in the children's bedroom. The apartment includes a **parking space** in the underground garage and a **cellar** (2.6 sq. m.).

The location on the border between Žižkov and Malesice is ideal for family living, offering full civic amenities nearby or within quick reach. The house is a **4-minute walk from tram** and bus stops and a shopping center. The city center is 20 minutes away by tram. The nearest metro station is Želivského.

Floor area 96.1 m², terraces total 16.2 m², gardens total 38.9 m².

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



\* 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.





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