



## Apartment One-bedroom (2+kk)

Sold

61 m<sup>2</sup>, Praha 3, Žižkov, Olgy Havlové





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|                  |                      |
|------------------|----------------------|
| Total area       | 73 m <sup>2</sup>    |
| Floor area*      | 61 m <sup>2</sup>    |
| Terrace          | 12 m <sup>2</sup>    |
| Garden           | 36 m <sup>2</sup>    |
| Parking          | Garage parking space |
| Garage           | Yes                  |
| Cellar           | -                    |
| Service price    | 4 735 CZK monthly    |
| PENB             | B                    |
| Reference number | 104205               |

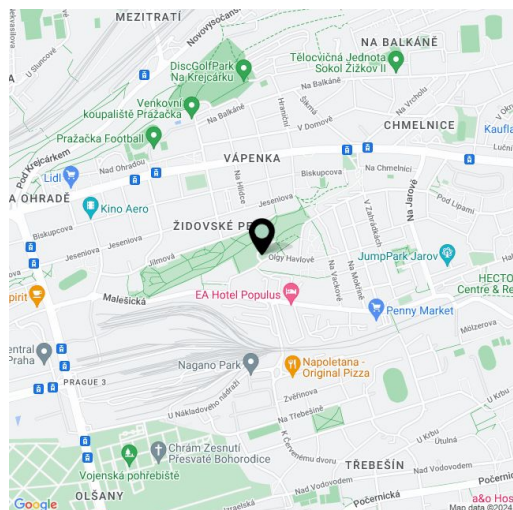
**This apartment with a terrace, front garden, and a garage parking space is part of a residential complex located in close proximity to a large landscaped park and the newly emerging Park District with plenty of greenery and future rich selection of civic amenities.**

The layout of the ground floor apartment consists of a living room with a kitchen and dining area, a bedroom, a bathroom (with a shower and toilet), and a spacious hall. Both rooms have access to the **east-facing** terrace and garden that face a landscaped **courtyard with greenery**.

The residence was completed in 2017. Quality facilities include **wooden floors**, large windows, electrically controlled **exterior window blinds** in the living room, and central heating. The kitchen is equipped with **an induction hob, a dishwasher**, and an electric and microwave oven. There are built-in wardrobes in the hallway. The purchase price includes a **garage space** accessible by **elevator**.

There is a supermarket, kindergarten, elementary school, and large sports field close to the building. Restaurants and medical services are within easy reach. A short distance away is a bus stop with connections to the Florenc metro station (11-minute drive), and a tram stop is also a few minutes' walk away. The area is very pleasant thanks to the Židovské Pece Park with children's playgrounds. It is also possible to walk to the Krejčíarek or Malešický parks.

Floor area 61 m<sup>2</sup>, terrace 12.2 m<sup>2</sup>, garden 36.2 m<sup>2</sup>.



\* 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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