



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	85 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	104494

This fully furnished, air-conditioned apartment with a southeast-facing terrace is located on the 5th floor of a high-rise building in the gated Central Park residential complex with a private park, 24/7 reception, underground parking, and security. The project is located in Prague 3 - Žižkov, less than 10 minutes by tram from the city center, in close proximity to Parukářka Park and the future Park District, which will further expand the range of surrounding services.

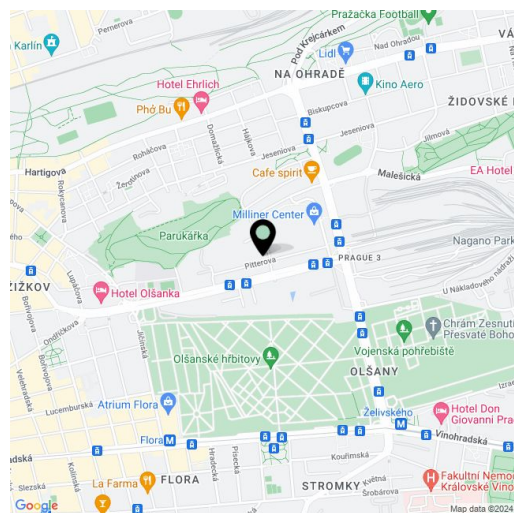
The layout offers a living room with a kitchen and dining area, 1 bedroom, an entrance hall, a utility room, and a bathroom with a bathtub and a separate toilet. A sunny terrace is accessible from both rooms.

The apartment stands out for its ample storage space, the high-standard facilities include air-conditioning, wooden floors, large windows with electrically controlled front window blinds, a security entrance door, and a videophone. The purchase price includes all the interior equipment, a garage space, and a large cellar.

The residence is located in the immediate vicinity of the park on Parukářka Hill and the newly emerging Kapslovna Park, and these public areas are complemented by the complex's private park. A kindergarten and elementary school, health center, post office, cafe, grocery store, and indoor and outdoor sports fields operate a short distance from the house. There is a tram stop nearby with fast connections to the center or to the Želivského, Strašnická, or Palmovka metro stations.

Floor area 66.07 m<sup>2</sup>, terrace 18.98 m<sup>2</sup>.

The apartment is rented at market rent until July 31st, 2024.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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Central Part Praha

Byt 2+kk

6. NP

1	Chodba	6,46 m <sup>2</sup>
2	Obývací pokoj + KK	32,22 m <sup>2</sup>
3	Tech. místnost	0,95 m <sup>2</sup>
4	WC	2,03 m <sup>2</sup>
5	Koupelna	3,60 m <sup>2</sup>
6	Ložnice	15,16 m <sup>2</sup>
7	Terasa	18,98 m <sup>2</sup>
Podlahová plocha		66,07 m <sup>2</sup>

\* Plánek je pouze ilustrativní

