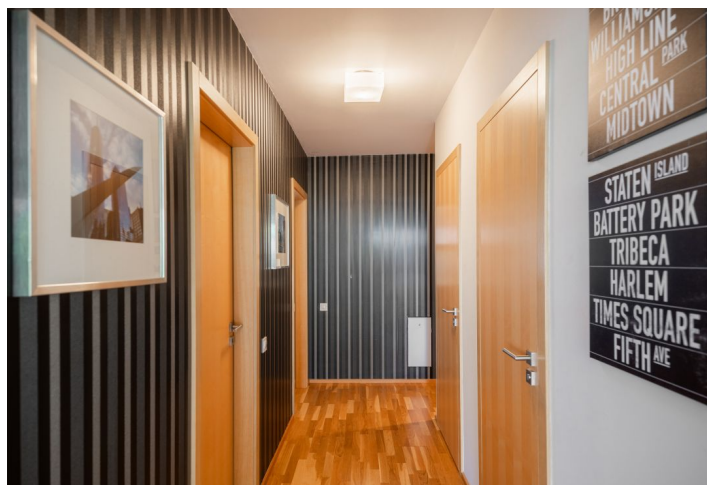
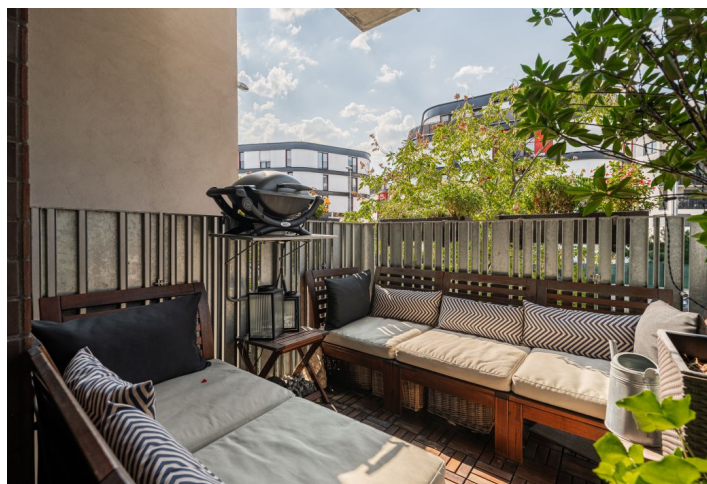




Apartment Three-bedroom (4+kk)

€ 790 431 | CZK 19 990 000

118.97 m², Praha 3, Žižkov, Olgy Havlové





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Total area	124 m ²
Floor area*	119 m ²
Balcony	5 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	2 m ²
PENB	C
Reference number	105932

This spacious, modern apartment with a balcony and a garage is part of a residential complex, which is situated in close proximity to a large landscaped park in the newly emerging residential district of Žižkov.

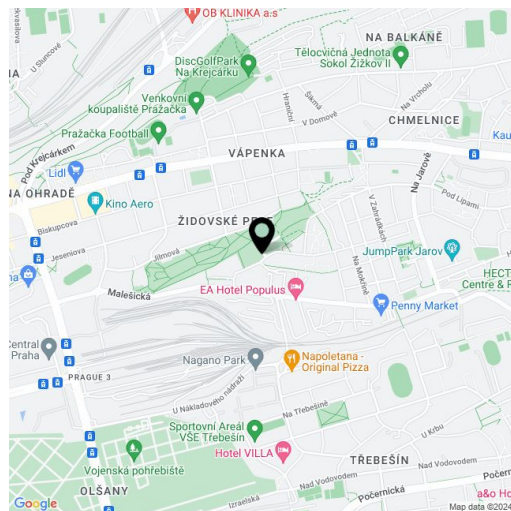
The layout of the apartment on the 1st floor consists of a living room with an open plan kitchen, dining area, and access to a **balcony**, a master bedroom with an **en-suite bathroom**, a second bedroom, a study/third bedroom, a bathroom, a separate toilet, a storage room, and an entrance hall.

The residence was built in **2015**. The high-quality facilities include wooden floors, and enough light is provided by wooden Euro windows across the entire wall, mostly in the main living area; floor convectors connected to central heating. The kitchen is fully equipped. The purchase price includes a garage parking space and a cellar, both accessible by elevator. A pram/bike room is available to residents.

There is a **supermarket, a kindergarten and an elementary school, and a large indoor sports field** close to the building, and restaurants, medical services, or a sports center with tennis courts are within easy reach. **Tram and bus stops** are nearby, and the ride to the city center takes only a few minutes. The area is made even more pleasant by the Židovské Pece Park with children's playgrounds, and it is also possible to walk to **Krejčárek or Malešice parks**.

Floor area 118.97 m², balcony 4.84 m², cellar 2.41 m².

The apartment will be available from July 2025.



* 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.