



## Apartment Two-bedroom (3+kk)

€ 1791 | CZK 45 000

98.36 m<sup>2</sup>, Prague 3, Žižkov, Malešická





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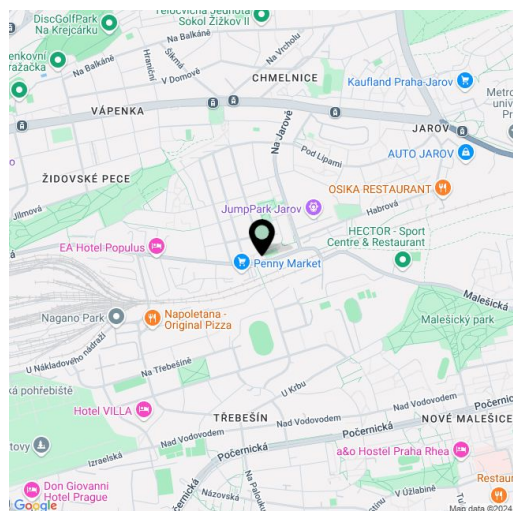
98.36 m<sup>2</sup>, Prague 3, Žižkov, Malešická

Total area	129 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 7,000 for 2 persons, additional person + CZK 1,000. Electricity is billed separately.
PENB	C
Reference number	106929
Available from	01.02.2025

This fully furnished apartment with a wraparound terrace overlooking a landscaped park in the courtyard, on the 5th floor of a tower building in the Central Park Praha gated residential project with a private park, a playground, a 24/7 reception and security, and underground parking is located in the immediate vicinity of Parukářka Park, with complete amenities and services within easy reach (Olšanská clinic, a post office, sports facilities, shopping) and quick access to the city center (multiple tram lines, near the Želivského metro station).

The interior features a corner living room with a fully fitted open plan kitchen and dining area, a master bedroom with built-in wardrobes, a fitted **walk-in closet** and en-suite bathroom (walk-in shower, bidet, toilet), a children's bedroom, a family bathroom (bathtub), a separate toilet, a utility room, and an entrance hall with a built-in wardrobe. The **terrace** is accessible from all main rooms.

**Air-conditioning, hardwood parquet floors, tiles, security entry door, automatic exterior blinds on the terrace, central heating, underfloor heating in the bathrooms, washing machine, Siemens kitchen appliances, dishwasher, induction stove top, American type fridge, TV, cellar. One garage parking space** is included.



\* 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.