



## Apartment Two-bedroom (3+kk)

Sold

104 m<sup>2</sup>, Praha 3, Žižkov, Štítneho





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Total area	104 m <sup>2</sup>
Garden	26 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	-
PENB	G
Reference number	19426

**New two-bedroom duplex apartment with front garden, terrace and parking will be situated on the ground and first floors of a new building, which will be part of a three-building residential complex with a lift and atrium garden, 2 minutes walk from a tram stop.**

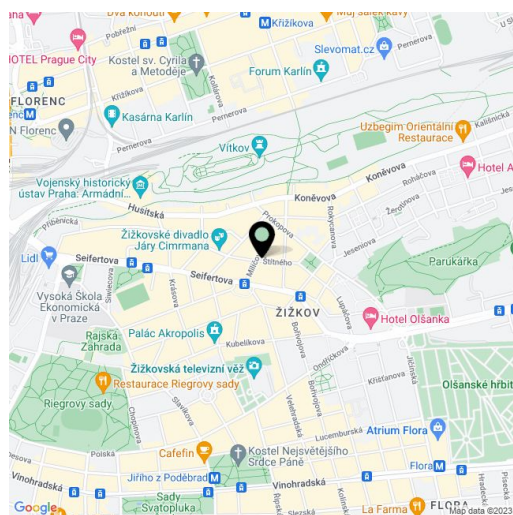
The layout of the first level will offer an entrance hall, an open plan living room with kitchen, a bedroom, a storage room/walk-in wardrobe, and a bathroom with shower and toilet. Both rooms have access to the garden. From the entrance hall, there will be a staircase leading to the upper floor, which will consist of the second bedroom with en-suite bathroom with bath and toilet.

The apartment will be equipped with floating floors and ceramic tiles, wooden casement windows / wooden windows with double glazing, **security entrance door**, central gas heating.

**Option to buy onsite garage parking space for 387 000 CZK including VAT.**

The project is a combination of the original historic building facing the street and modern buildings in the inner courtyard, which will offer a pleasant resting zone with lots of greenery. Convenient location with good transport links to the city center and all amenities. In the surroundings there are kindergartens, schools, cafes, restaurants, shops, Zizkovske divadlo Jary Cimrmana theater, Parukarka and Vrch Vitkov parks, Olšanka sports center with indoor swimming pool.

Interior 77.2 m<sup>2</sup>, terrace 16.3 m<sup>2</sup>, front garden 10.2 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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