



## Apartment One-bedroom (2+kk)

Sold

61 m<sup>2</sup>, Praha 3, Žižkov, Štítného





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|                  |                        |
|------------------|------------------------|
| Total area       | 67 m <sup>2</sup>      |
| Floor area*      | 61 m <sup>2</sup>      |
| Balcony          | 6 m <sup>2</sup>       |
| Parking          | 1 garage parking space |
| Garage           | Yes                    |
| Cellar           | -                      |
| PENB             | G                      |
| Reference number | 19434                  |

**New one-bedroom apartment with balcony and parking to be situated on the second floor of a historical building undergoing a complete renovation, which is part of a three-building residential complex with a lift and atrium garden, 2 minutes walk from a tram stop.**

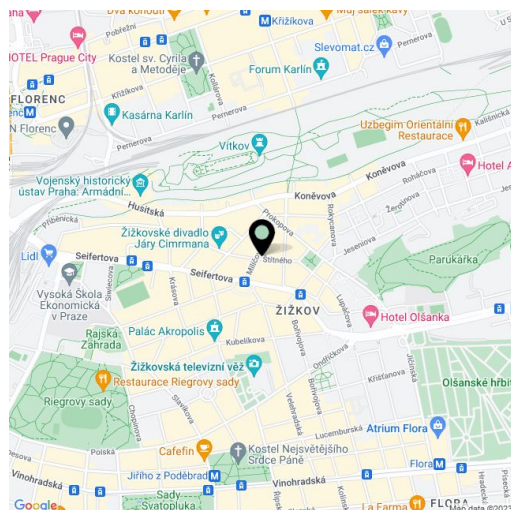
The layout offers a central hall from which we can access all the other rooms - open plan living room with preparation for the kitchen and dining area, bathroom with bathtub and toilet and a bedroom with a balcony facing the well-kept courtyard.

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. **Clear height of the ceilings 3.5 m**, brick partitions. **Handover of flats in February 2016.**

**Option to buy onsite garage parking space for CZK 544,500.00 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 61.2 m<sup>2</sup>, balcony 6.1 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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