



## Apartment Four-bedroom (5+kk)

Rented

250 m<sup>2</sup>, Prague 3, Žižkov, Kališnická





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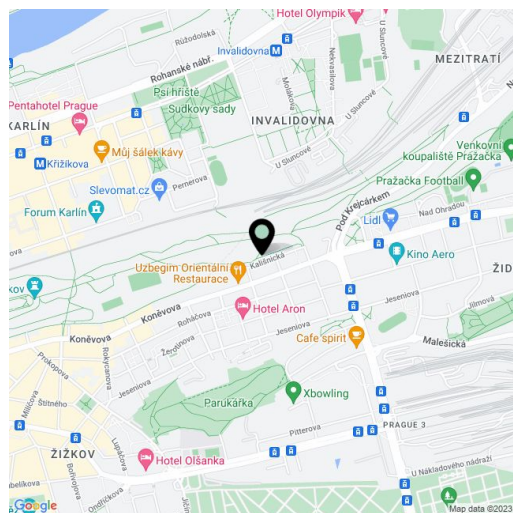
250 m<sup>2</sup>, Prague 3, Žižkov, Kališnická

Total area	440 m <sup>2</sup>
Floor area*	250 m <sup>2</sup>
Terrace	190 m <sup>2</sup>
Parking	Two parking spaces included.
Garage	Yes
Cellar	-
Service price	Common building charges including water and heating CZK 30,000/month. Electricity will be transferred to the tenant.
PENB	G
Reference number	2050
Available from	Immediately

This amazing, top quality air-conditioned 4-bedroom 2-bathroom penthouse with 190 sq. m. of terraces and a Jacuzzi is on the eighth floor of the recently built Park Vítkov residential project. Located on the edge of a large park, with good transportation connections and quick access to the city center, the project's amenities include a 24-hour reception, fitness room, sauna, and underground parking. Sports, relaxation, and shopping facilities are nearby.

The interior offers 4 bedrooms and 2 bathrooms. Its main feature is a lounge with a fully equipped open plan kitchen and three separate doors to the terrace with a wooden floor and Jacuzzi. Three bedrooms come with balconies and one has a built-in wardrobe and dressing room as well as its own bathroom with a bathtub, shower, and toilet. The second bathroom has a bathtub. Separate toilet.

Built-in closet in the entrance hall, tropical wood parquet floors, tiles, large windows, washer/dryer, top-of-the-line kitchen appliances, dishwasher, coffeemaker, wine fridge, designer bathrooms, basement storage unit, elevator. Possible to furnish at a higher price. Available from January 2023.



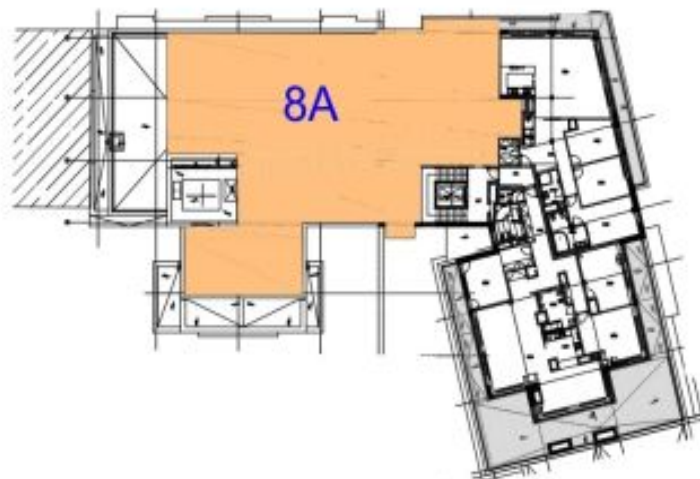
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 8A - PŮDORYS (M1:200)



BYT 8A

Obj	Název	Plocha
BA11	PŘEDSÍŇ	16,70
BA22	OBYČNÝ PRÁCE	6,50
BA33	SÁŇNA	4,20
BA34	KOUPELNA + WC	8,70
BA35	POROU	15,70
BA36	OBYČNÝ POKOJ	83,80
BA17	KUCHYŇSKÝ KOUT	37,70
BA38	PŘEDSÍŇKA WC	2,40
BA39	WC	1,80
BA10	CHODBA	8,40
BA11	POKOJ	17,90
BA12	POKOJ	18,70
BA13	POKOJ	19,70
BA14	KOUPELNA + WC	11,90
	SOUČET MÍSTNOSTI	248,20
BA7	BALKÓN	5,00
BA8	BALKÓN	2,80
BA1	TERASA	108,30
BA2	TERASA	17,30
BA3	TERASA	58,20
BA5	ŠALÉPNÍ KÓJE	3,80
	CELKOVÁ PLOCHA BYTU	443,16

M 1:200

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