



## Apartment One-bedroom (2+kk)

Sold

63 m<sup>2</sup>, Prague 3, Žižkov, Štítneho





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Total area	69 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	20530

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

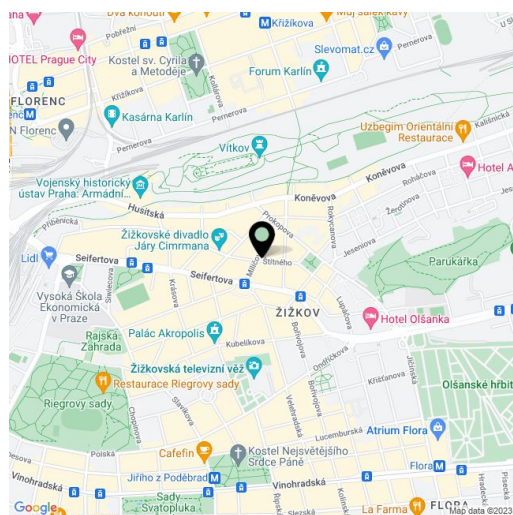
The layout will offer a central hall from which we can access all the other rooms - open plan living room with preparation for the kitchen and dining area, bathroom with bathtub and toilet, and a bedroom with a balcony facing the well-kept courtyard. The apartment will be equipped with floating floors and ceramic tiles, wooden casement windows / wooden windows with double glazing, **security entrance door**, central gas heating. The **possibility to choose from various surface finishings (flooring, tiles etc.)** is a big advantage for buyers.

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

The project is a combination of an 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, and the Olšanka sports center with indoor swimming pool.

Handover of flats is scheduled for January 2016.

Interior 62.2 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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