



## Apartment Three-bedroom (4+kk)

Sold

351 m<sup>2</sup>, Praha 3, Žižkov, Pitterova





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Total area	457 m <sup>2</sup>
Floor area*	351 m <sup>2</sup>
Terrace	106 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23823

Boasting air-conditioning and a terrace surrounding the whole flat, this generously sized penthouse occupies the entire 13th floor of an enclosed residential project with a private park, 24-hour reception, underground parking, security and restaurant. The flat is situated close to Parukářka Park.

The dominant feature of the apartment is a 180 m<sup>2</sup> living room with dining area and kitchen. The layout also offers 3 bedrooms with private bathrooms, a shared bathroom, separate toilet, 2 utility rooms and an entrance hall. All rooms as well as one of the bathrooms have access to the terrace.

The apartment is characterized by a number of French wooden windows providing plenty of light. There is **air-conditioning**, hardwood floors, ceramic tiles, underfloor heating and suspended ceilings. The purchase price includes **3 garage parking spaces** and a **large cellar**.

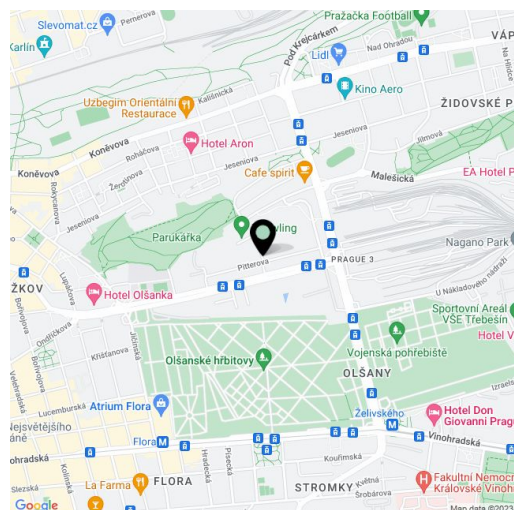
There is a complete study of reconstruction - see the attached visualizations.

This residential complex with a private park is guarded by CCTV. The whole area offers nonstop maintenance, for example in case of technical issues, or to help with installation of appliances. There is a spacious private garden and restaurant for residents of Central Park. All entrances to the buildings, garage and park use chips.

In the vicinity you can find complete amenities, restaurants, a post office, health center, sports center, and Parukářka Park. Excellent transport accessibility both by car and public transport – the Nákladové nádraží Žižkov tram stop is only 150 m from the house. Unique opportunity for high standard living in the wider center of Prague.

Interior 350.79 m<sup>2</sup>, terrace 106.11 m<sup>2</sup>, cellar 6.28 m<sup>2</sup>.

Listed price does not include 4% property transfer tax.



\* 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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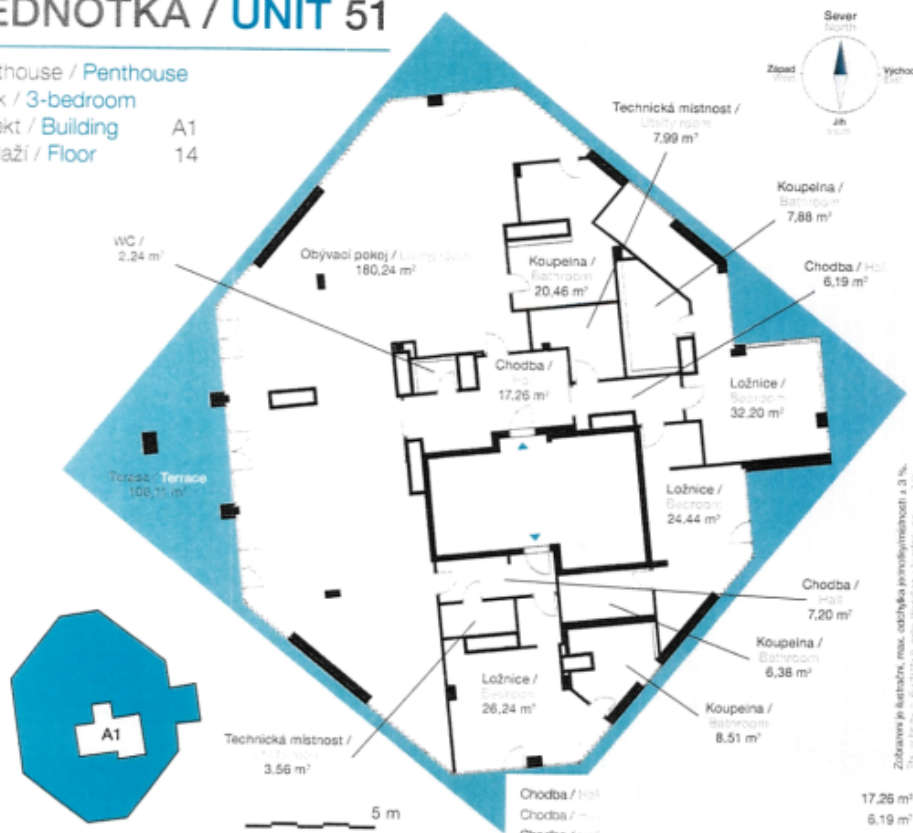
## JEDNOTKA / UNIT 51

Penthouse / Penthouse

4+kk / 3-bedroom

Objekt / Building A1

Podlaží / Floor 14



Chodba / Hall	17,26 m <sup>2</sup>
Chodba / Hall	6,19 m <sup>2</sup>
Chodba / Hall	7,20 m <sup>2</sup>
Koupelna / Bathroom	20,46 m <sup>2</sup>
Koupelna / Bathroom	7,88 m <sup>2</sup>
Koupelna / Bathroom	6,38 m <sup>2</sup>
Koupelna / Bathroom	8,51 m <sup>2</sup>
WC / WC	2,24 m <sup>2</sup>
Technická místnost / Utility room	7,99 m <sup>2</sup>
Technická místnost / Utility room	3,56 m <sup>2</sup>
Pokoj / Bedroom	32,20 m <sup>2</sup>
Pokoj / Bedroom	24,44 m <sup>2</sup>
Pokoj / Bedroom	26,24 m <sup>2</sup>
Obyvací pokoj / Living room	180,24 m <sup>2</sup>
<b>Plocha bytu celkem / Living floor area total</b>	<b>350,79 m<sup>2</sup></b>
Terasa / Terrace	106,11 m <sup>2</sup>
Sklep / Cellar	6,28 m <sup>2</sup>

- Vybavení jednotky / Unit accessories**
- Garážové stání / Garage space
  - Kuchyňská linka / Kitchen unit
  - Venkovní židle / Outdoor chairs

Zobrazení je orientační, má obvyklou přesnost ± 3%.  
Platnost: 1. dubna 2024, aktualizace v září 2024, v 3.3.