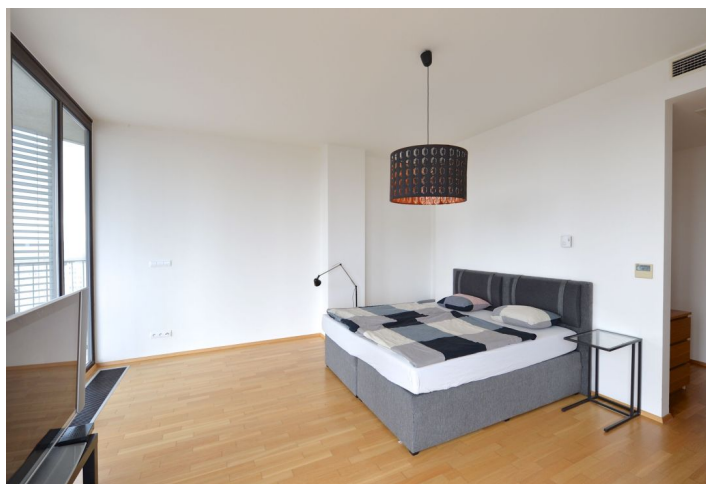




Apartment Three-bedroom (4+kk)

Sold

351 m², Prague 3, Žižkov, Pitterova





Apartment Three-bedroom (4+kk)

Sold351 m², Prague 3, Žižkov, Pitterova

| | |
|------------------|-------------------------|
| Total area | 457 m ² |
| Floor area* | 351 m ² |
| Terrace | 106 m ² |
| 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 m² 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**.

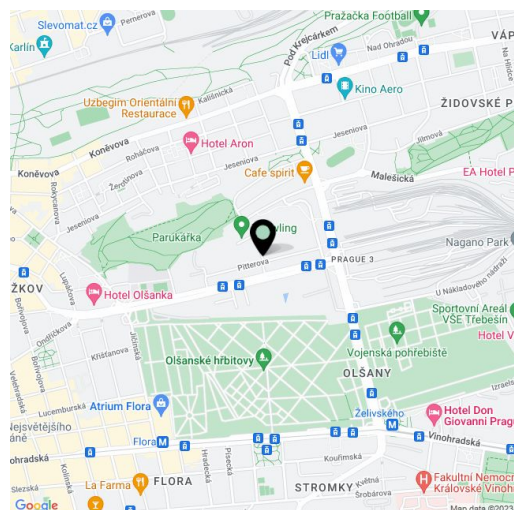
There is a complete study of reconstruction - see the attached visualizations.

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 m², terrace 106.11 m², cellar 6.28 m².

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.



Apartment Three-bedroom (4+kk)

Sold

351 m², Prague 3, Žižkov, Pitterova

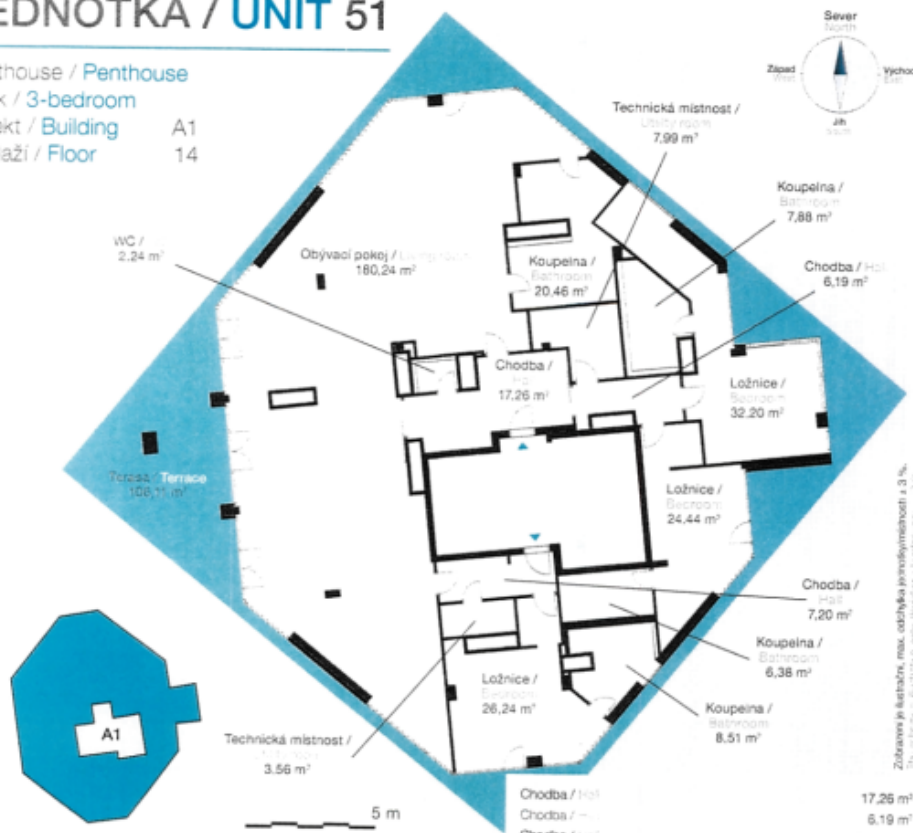
JEDNOTKA / UNIT 51

Penthouse / Penthouse

4+kk / 3-bedroom

Objekt / Building A1

Podlaží / Floor 14



| | |
|---|-----------------------------|
| Chodba / Hall | 17,26 m ² |
| Chodba / Hall | 6,19 m ² |
| Chodba / Hall | 7,20 m ² |
| Koupelna / Bathroom | 20,46 m ² |
| Koupelna / Bathroom | 7,88 m ² |
| Koupelna / Bathroom | 6,38 m ² |
| Koupelna / Bathroom | 8,51 m ² |
| WC / WC | 2,24 m ² |
| Technická místnost / Utility room | 7,99 m ² |
| Technická místnost / Utility room | 3,56 m ² |
| Pokoj / Bedroom | 32,20 m ² |
| Pokoj / Bedroom | 24,44 m ² |
| Pokoj / Bedroom | 26,24 m ² |
| Obyvací pokoj / Living room | 180,24 m ² |
| Plocha bytu celkem / Living floor area total | 350,79 m² |
| Terasa / Terrace | 106,11 m ² |
| Sklep / Cellar | 6,28 m ² |

Vybavení jednotky / Unit accessories

| | |
|---------------------------------|--------------------------|
| Garážové stání / Garage space | <input type="checkbox"/> |
| Kuchyňská linka / Kitchen unit | <input type="checkbox"/> |
| Venkovní židle / Outdoor chairs | <input type="checkbox"/> |

Zobrazeno je kresba, mač. obsahující přesnost v 3%
Dle vyhl. č. 461/2003 Sb., o ochraně před úrazem elektrickým proudem, v 3. odst. 1.