



## Apartment Two-bedroom (3+kk)

Sold

129.87 m<sup>2</sup>, Prague 3, Žižkov, Pitterova





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 152 m <sup>2</sup>                 |
| Floor area*      | 130 m <sup>2</sup>                 |
| Terrace          | 22 m <sup>2</sup>                  |
| Garden           | 10 m <sup>2</sup>                  |
| Parking          | 1 underground garage parking space |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| Service price    | 8 918 CZK monthly                  |
| PENB             | C                                  |
| Reference number | 25284                              |

This garden duplex with direct access from the garage, a front garden, and 2 terraces providing nice views of the greenery is part of a secure residential project with a large private park, a 24-hour reception, technical support, and security in a traditional residential area in Žižkov. It is right by the park on Parukářka and the planned new neighborhood on the site of a former freight station.

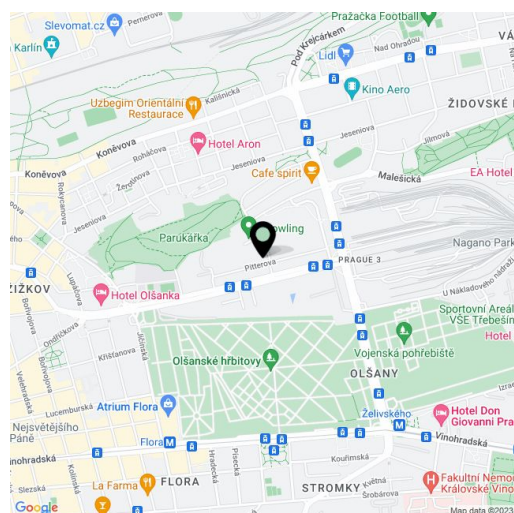
On the entrance level (ground floor), there is a foyer, hallway, guest toilet, living room with a kitchen, dining room, and access to the **terrace and front garden**. Upstairs is the master bedroom with an en-suite bathroom, dressing room, and **terrace** offering views of a landscaped park, a second bedroom with an en suite bathroom, a utility room, and a staircase hall.

The apartment features a number of French wooden windows providing plenty of natural light. Facilities include **wooden floors**, large-format wall and floor tiles, wooden interior doors, **underfloor heating**, and suspended ceilings. The kitchen is fully equipped with **Siemens** appliances. The purchase price includes **2 garage parking spaces and a cellar storage unit**. The complex of buildings with a park is guarded by a camera system. Maintenance services are available to residents. All of the entrances to the complex's buildings, garages, and indoor park are via security chips.

There are complete civic amenities in the area—a kindergarten and elementary school, a pharmacy, a post office, a health center, a **sports center** with tennis courts, and several restaurants. Additional services will be offered once the nearby former railway station is revitalized. Besides the **private park**, the area is very pleasant thanks to the **public green spaces on Parukářka Hill**. Excellent transport links are provided by tram connections; a stop is only 150 meters from the building.

Interior 129.87 m<sup>2</sup>, terraces 8.77 + 13.25 m<sup>2</sup>, front garden 9.71 m<sup>2</sup>, cellar 4.95 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.