



## Apartment Three-bedroom (4+kk)

Sold

120 m<sup>2</sup>, Praha 3, Žižkov, Jeseniova





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Total area	155 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	4 500 CZK monthly
PENB	G
Reference number	27752

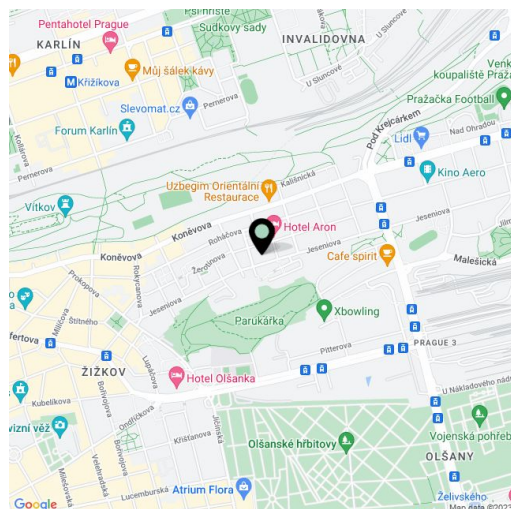
**Spacious, air-conditioned apartment with south-oriented terrace, windows facing greenery and views of the Prague Castle. A part of a modern residence with a reception, private garden and a children's playground. Location just a short walk from a park and with quick and easy connection to the center.**

The living room with a kitchen and dining area is bright thanks to French windows that provide access to the terrace. Furthermore, the apartment has two bedrooms (also with terrace access), a third bedroom with en-suite bathroom; a bathroom, guest toilet, walk-in closet, closet with washing machine connection, a hallway and corridor.

**Wooden floating floors**, wooden windows and hingeless doors contribute to the modern interior. Features include **4 air-conditioning units** and a home video phone. Heating is provided by the central boiler room in the building. The purchase **price includes a garage and cellar**. There is a lockable **stroller/bike storage room** available in the residence.

The house is literally surrounded by greenery. The house stands directly on the edge of Parukářka Park and on the other side has its own garden. A popular large park right outside the windows is the ideal place for jogging, strolling, pet walking and summer picnics. A **tram stop** with direct connections to the city center and all metro lines is just a **few minutes' walk** away. Complete public amenities nearby, including a post office, a pharmacy, several restaurants, a swimming pool and a fitness center. Both primary and secondary schools are in close proximity. Of course, there are many restaurants and a varied selection of clubs that make Žižkov famous far beyond Prague.

Interior 120 m<sup>2</sup>, terrace 35 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.