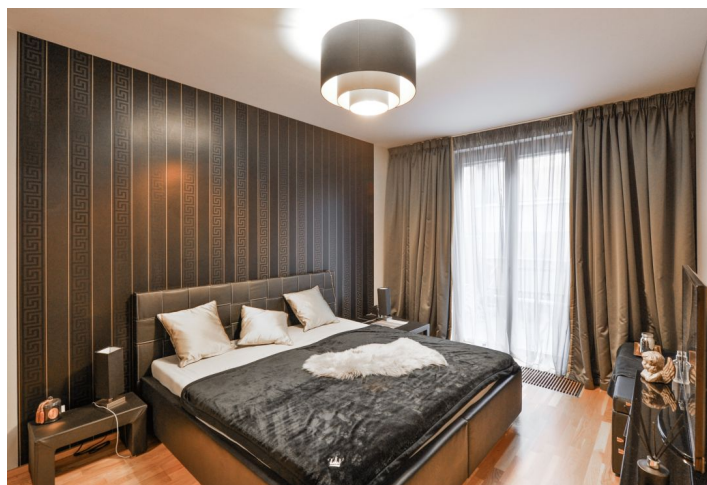




Apartment Three-bedroom (4+kk)

Sold

98 m², Praha 3, Žižkov, Olgy Havlové





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Total area	98 m ²
Garden	57 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	27953

Bright & sunny, this designer apartment is surrounded by two front gardens, and is part of a successful residence with plenty of greenery in the area and in the immediate vicinity. The quiet, peaceful area is perfect for families.

The layout offers a living room with a kitchen, a dining room and an **east-facing terrace** in the 1st front garden. There are also 3 bedrooms from which you can enter the second, **western front garden with terrace**, bathroom with bathtub, pantry, utility room with washing machine, separate toilet and entrance hall.

The entire interior is kept in a united style with modern design and above-standard features. The purchase price includes **custom-made equipment** (e.g. built-in wardrobes, luxury curtains, **Versace wallpaper**, stone walls). The **large-format euro windows** (with triple glazing), **wooden floors**, **wooden door with concealed hinges**, a kitchen unit with Siemens top line appliances and **Villeroy & Boch** in the bathrooms simply enhance the apartment. Both gardens have automatic irrigation. The apartment has a **cellar** and a **covered garage space**. The second (outdoor) parking place can be rented.

The residence of architect Jiran Kohout is a partially enclosed area of low-rise houses with paths between greenery, kept by a gardener. The complex also consists of a **playground**, another playgrounds is in a popular park, which is right behind the house. **Kindergarten and elementary school are five minutes on foot**, two minutes by car there is a supermarket. Close to the house there is a bus stop with a direct and quick connection to the center (Florenc 11 minutes).

Interior 98,29 m², front gardens 34.09 & 22.93 m², cellar 3,20 m²

* 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.

