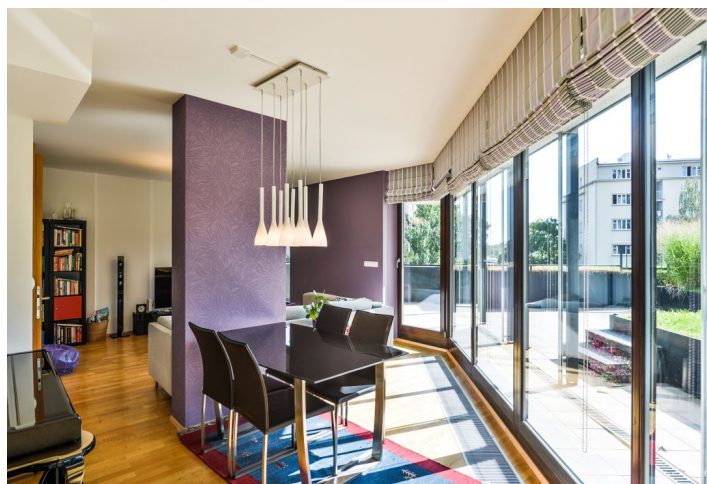




## Apartment Two-bedroom (3+kk)

Sold

116 m<sup>2</sup>, Praha 3, Žižkov, Ke Kapslovně





## Apartment Two-bedroom (3+kk)

**Sold**116 m<sup>2</sup>, Praha 3, Žižkov, Ke Kapslovně

Total area	160 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Terrace	44 m <sup>2</sup>
Garden	72 m <sup>2</sup>
Parking	Garage spot for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	30181

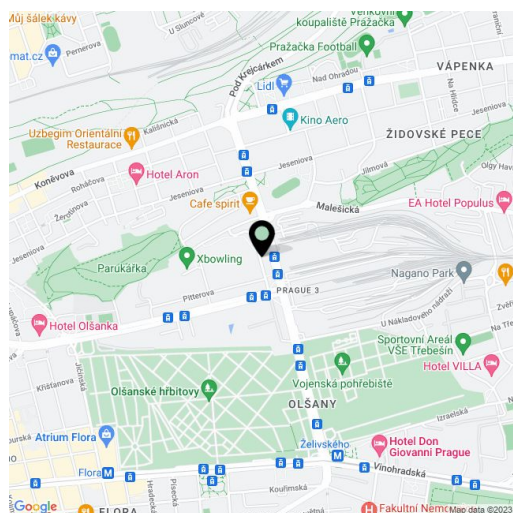
This air-conditioned duplex apartment with a garden and rooftop terrace is part of a modern residence with a private park, 24-hour reception, security, lifts, and underground parking. The location of the house, away from busy city streets, provides peace and privacy both inside and outside.

The layout of the 3d floor consists of a living room with a study corner and a kitchen with a dining area. The interconnected space has a **glass wall** with **access to the covered terrace and the garden**. There is also a guest toilet, a utility room with a connection for a washing machine, and a hall with a staircase leading to the downstairs floor with a **private zone**. Here, you will find the master bedroom with a bathroom (shower, toilet, bidet, double washbasin, heated ladder), the 2nd bedroom with a walk-in closet, the 2nd bathroom with a bathtub, and a separate toilet.

The apartment features **wooden floors**, air conditioning units in all rooms, a built-in wardrobe in the hall, underfloor heating in the bathrooms, a Hüppe shower, or doors with concealed hinges. The price includes **garage parking spaces for 2 cars and a cellar**.

The residence is set in a nice location of Prague 3 with full urban amenities, close to **Parukářka Park**. Within walking distance, there is a kindergarten and elementary school, a health center, a post office, or a sports center. Excellent transport connection is provided by several tram lines and the nearby Želivského metro station (line A).

Interior 116 m<sup>2</sup>, terrace 44 m<sup>2</sup>, garden 72 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.