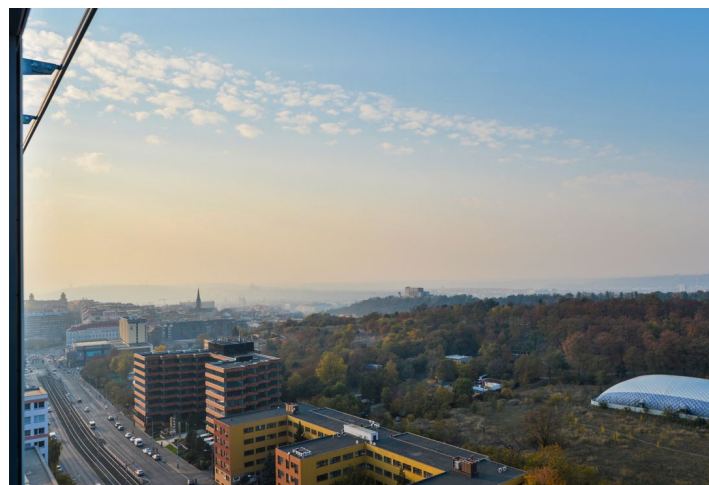




## Apartment One-bedroom (2+kk)

Rented

75 m<sup>2</sup>, Prague 3, Žižkov, Olšanská





## Apartment One-bedroom (2+kk)

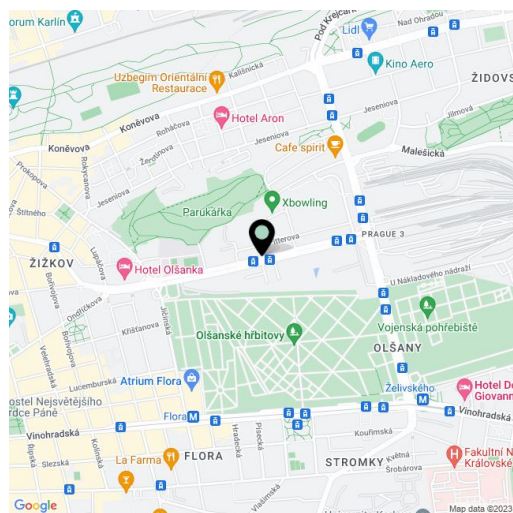
**Rented**75 m<sup>2</sup>, Prague 3, Žižkov, Olšanská

Total area	75 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30300
Available from	Immediately

Boasting beautiful far-reaching views of Prague, incl. Parukářka Park, Vítkov Hill, the Prague Castle, and Petřín Hill, this brand new, air-conditioned 1-bedroom apartment with a winter garden is situated on the 17th top floor of the modern Garden Towers residential project with a reception, landscaped courtyard, and underground parking. Located in close proximity to Parukářka Park, with full amenities within easy reach (Flora shopping mall, Olšanská clinic, post office, sports facilities) and quick access to the city center (multiple tram lines, the Želivského and Flora metro stations).

The interior features a living room with a fully fitted open plan kitchen, a dining area and **winter garden**, one bedroom, a bathroom with a bathtub, a separate toilet, a fitted **walk-in closet**, and an entrance hall with built-in wardrobes. The tenants can also use a huge **shared terrace** on the fifth floor of the building.

Other features include **air-conditioning**, quality materials and finishes, **hardwood floors**, tiles, a security entry door, French windows, triple-glazed windows, automatic external blinds, central heating, a dishwasher, an induction cooktop, a microwave oven, a video entry phone, an alarm system, a 7 m<sup>2</sup> **cellar**, pram storage, and chip entry to the building. One underground **garage parking** space included. Service charges are included in the rent. Water and heating are CZK 2,200 per month. Electricity is billed separately (transferred to the tenant).



\* 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.