



## Apartment One-bedroom (2+kk)

Rented

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





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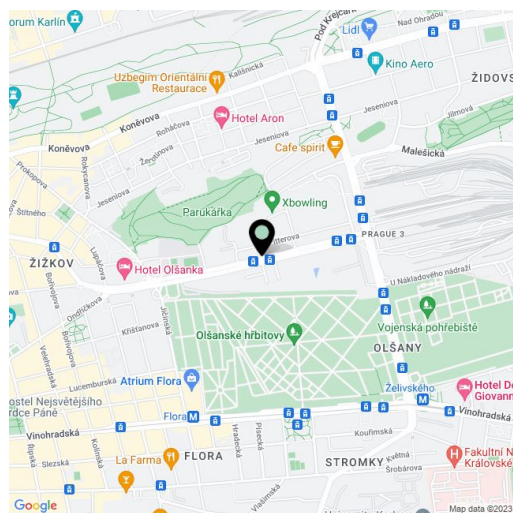
75 m<sup>2</sup>, Praha 3, Žižkov, Olšanská

Total area	75 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30301
Available from	Immediately

Boasting beautiful far-reaching views of Prague, incl. Parukářka Park, Vítkov Hill, the Prague Castle, and Petřín Hill, this air-conditioned 1-bedroom apartment for rent with a winter garden is situated on the 16th floor of the modern Garden Towers residential project with a reception, landscaped courtyard, and underground parking. Located in close vicinity of Parukářka Park, with full amenities within easy reach (Flora shopping mall, Olšanská clinic, a 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 a **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**, high 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 is included. Service charges CZK 3.600. Electricity are billed separately. Available from 1.6.2021.



\* 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.