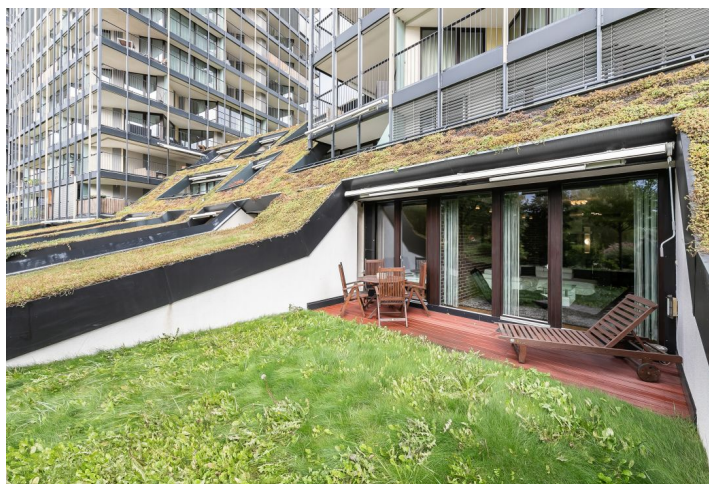
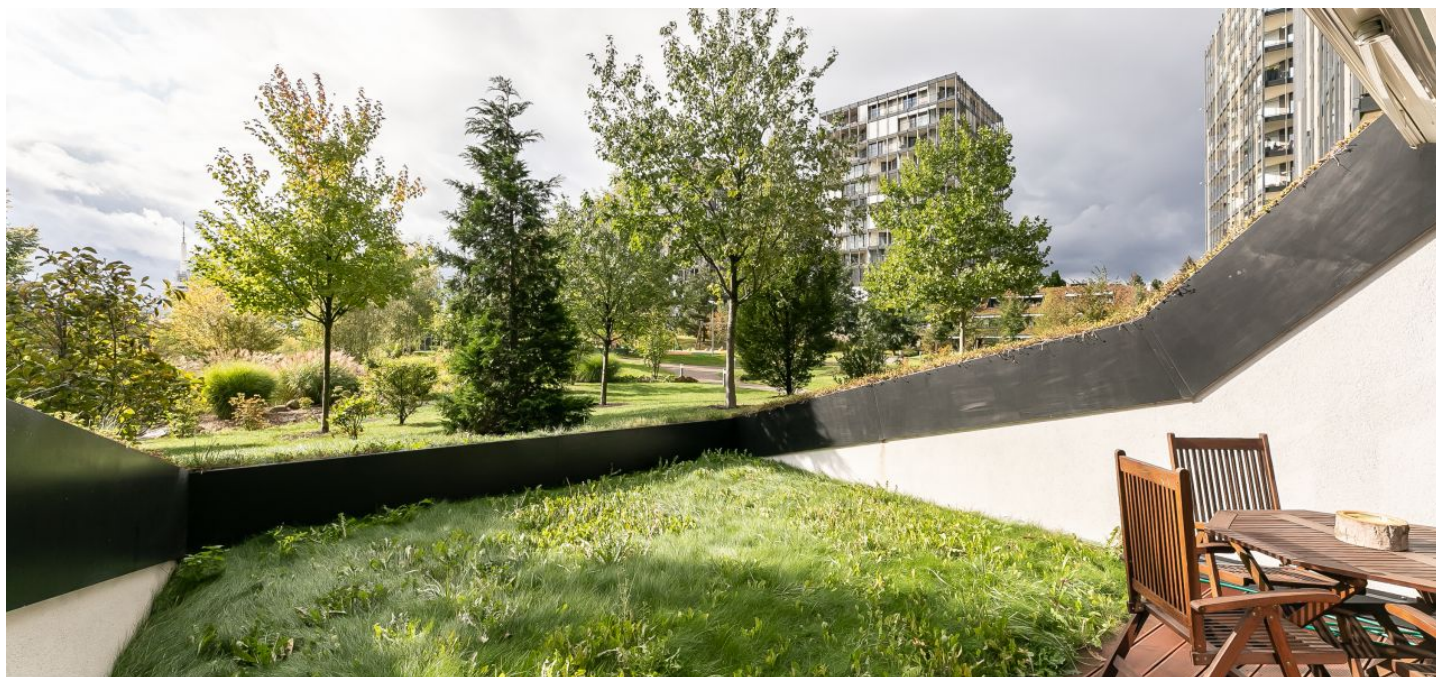




Apartment One-bedroom (2+kk)

Sold

128 m², Praha 3, Žižkov, Ke Kapslovně





Apartment One-bedroom (2+kk)

Sold128 m², Praha 3, Žižkov, Ke Kapslovně

Total area	128 m ²
Garden	38 m ²
Parking	Lockable garage space
Garage	Yes
Cellar	Yes
Service price	10 528 CZK monthly
PENB	C
Reference number	33484

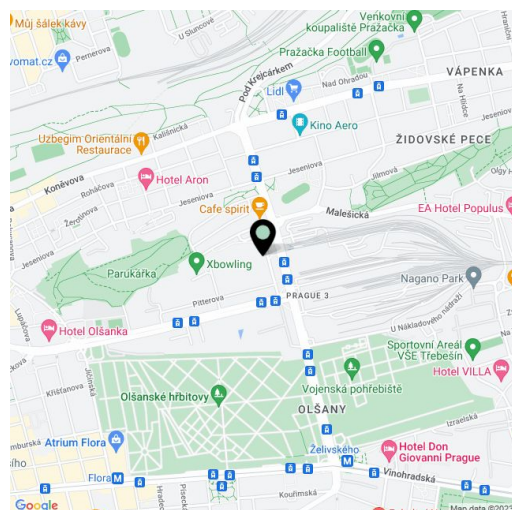
This ground floor apartment with a west-facing terrace and a garden, a garage, and space for a private fitness room, a home cinema, or an office is part of the award-winning Central Park Prague project designed by the by A69 architekti studio. The gated, safe complex is located next to a park, in a neighborhood with a full spectrum of services and easy access to public transport.

The apartment consists of a living room with a kitchen, a bedroom, a fully fitted **wardrobe**, a bathroom, a toilet, a utility room, and an entrance hall. Both rooms have access to the terrace and garden. One floor below, in the basement, there is a **multifunctional room** accessible via the stairwell in the hallway. The garage and cellar **are directly next** to the lower level of the apartment, making it easier to store bicycles and other sports equipment.

Floating wooden floors with **heating convectors**; the **floor-to-ceiling windows** are also wooden. Class 3 security entrance doors, veneer non-rebated interior doors. The kitchen is equipped with **Siemens** appliances and a **stone** **worktop**. The bathroom, connected via a sliding door to the toilet, has a **hydromassage bath** with a shower screen, a **TV connection**, large-format tiles, and a heated towel rail. Heating is central. The garage parking space can be enclosed by a roller shutter. The entire complex is guarded by a **security guard**, and there is also a **24-hour reception** and a **caretaker** who provides personal assistance services.

There is a café directly in the complex, and a post office, a health center, and a **wellness center** are right next door. There are plenty of shops, including groceries, within walking distance, or hop on the tram or drive to the **Flora shopping and entertainment center**. The nearest metro station (Želivského) is 4 minutes by tram, and there is a direct tram to the center that takes only 10 minutes. The complex has its own enclosed park, other opportunities for taking a stroll or walking your dog include the large **Parukářka Park** on top of Holy Cross Hill.

Floor area 127.36 m² (of which 36.23 m² is the multifunctional room and 10.5 m² is the staircase), garden 38 m², cellar 4.35 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.

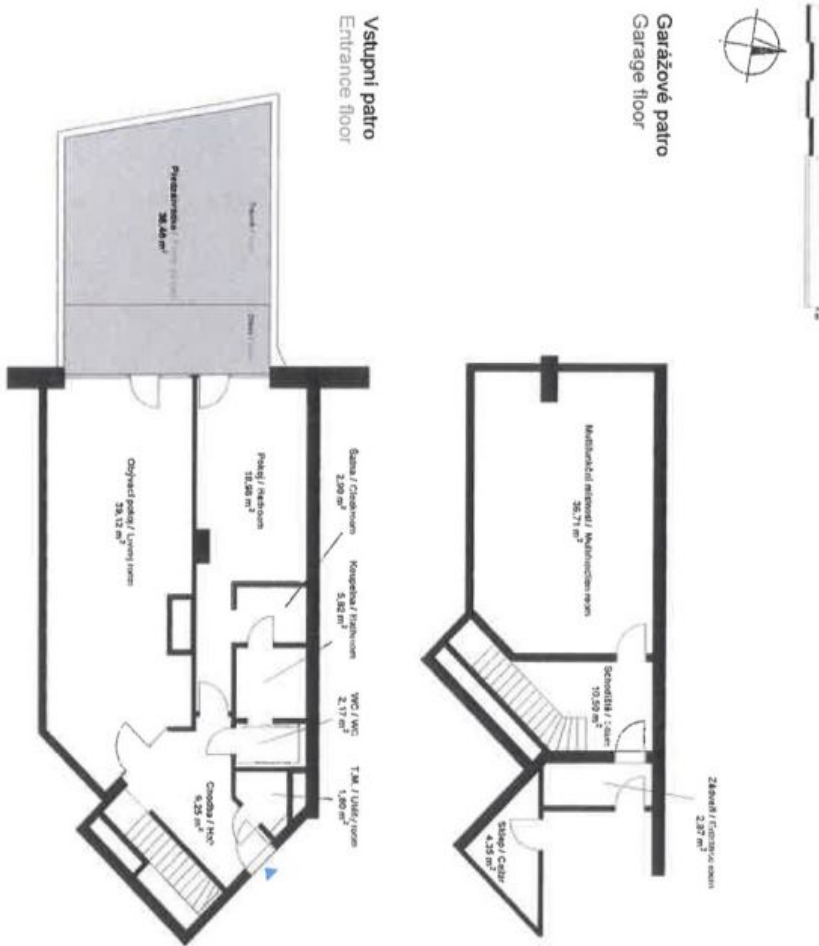


Apartment One-bedroom (2+kk)

128 m², Praha 3, Žižkov, Ke Kapslovně

Sold

Průběhy 220V, měřičy a8a měřičy napětí a síly;
 výhled z balkonů a teras je možný; bezpečnostní systém;
 výtahová šachta, výtahová šachta; bezpečnostní systém;
 18A - vnitřní instalace; 18A - vnitřní instalace;
 18A - vnitřní instalace; 18A - vnitřní instalace;
 18A - vnitřní instalace; 18A - vnitřní instalace;



Residence B4.2.2.

2+kk 1-bedroom
 2. patro 2nd Floor

Shrnutí Summary

Podlaží Floor	2
Objekt Building	B4
Ověřeno Overlaken	Z W
Podlažní plocha Living Floor Area	131,71 m ²
Výměra terasy Terrace Area	0 m ²
Výměra zahrady Garden Area	38,48 m ²
Výměra střešního terasu Roof Area	4,35 m ²

