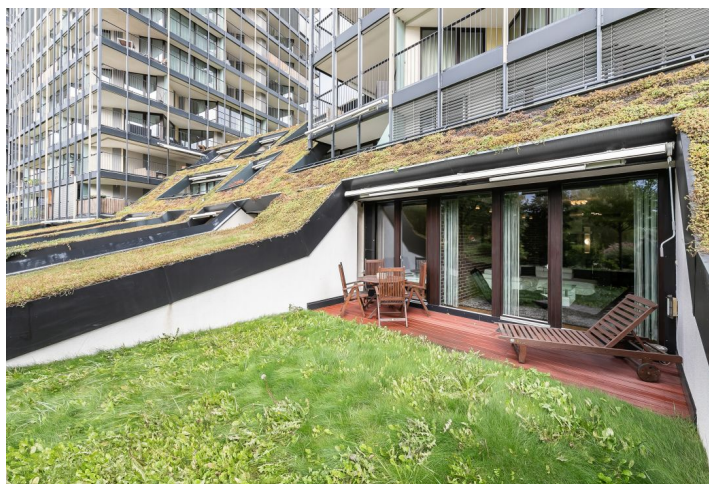
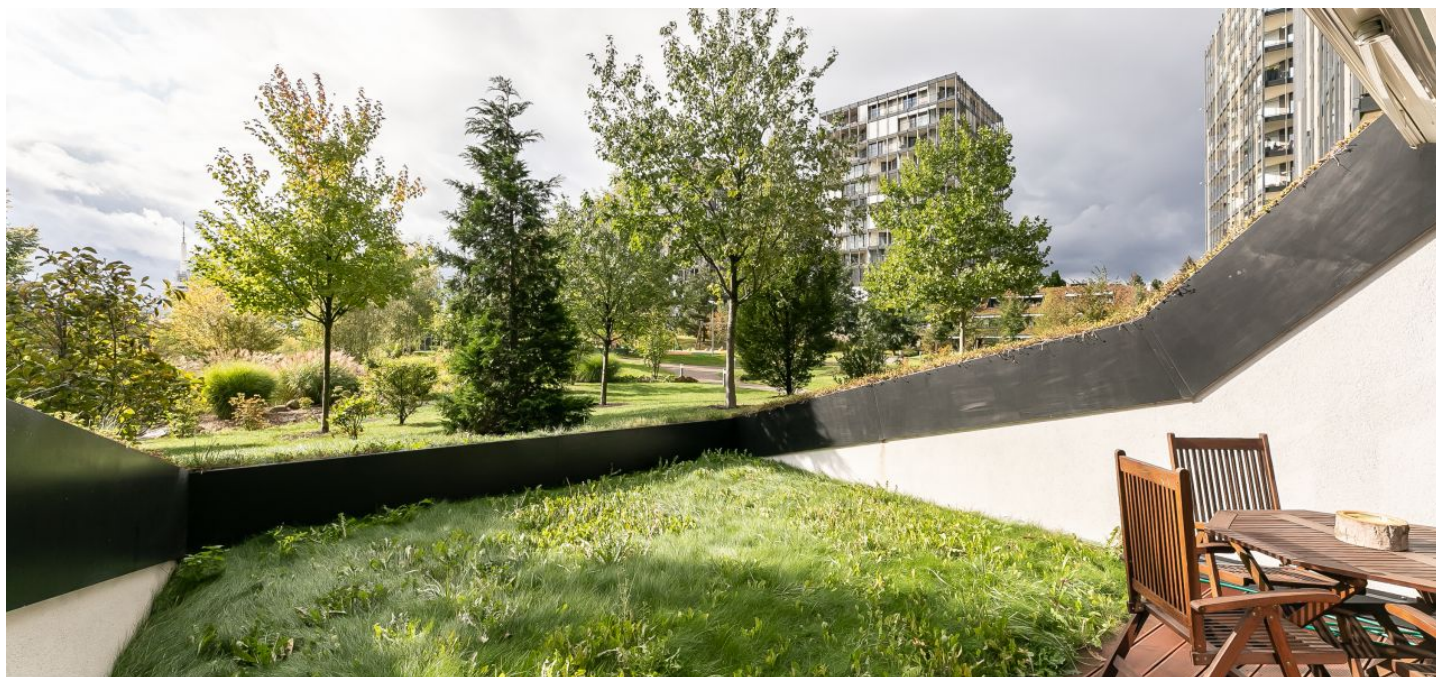




Apartment One-bedroom (2+kk)

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

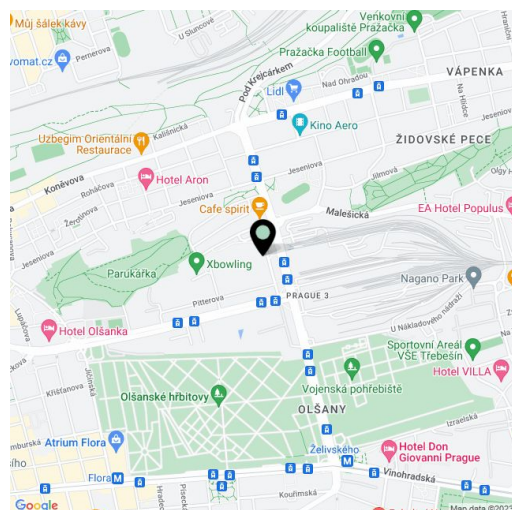
This ground floor apartment with a west-facing terrace and a garden, a garage, and space for a private fitness room, a home cinema, or an office is part of the award-winning Central Park Prague project designed by the by A69 architekti studio. The gated, safe complex is located next to a park, in a neighborhood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

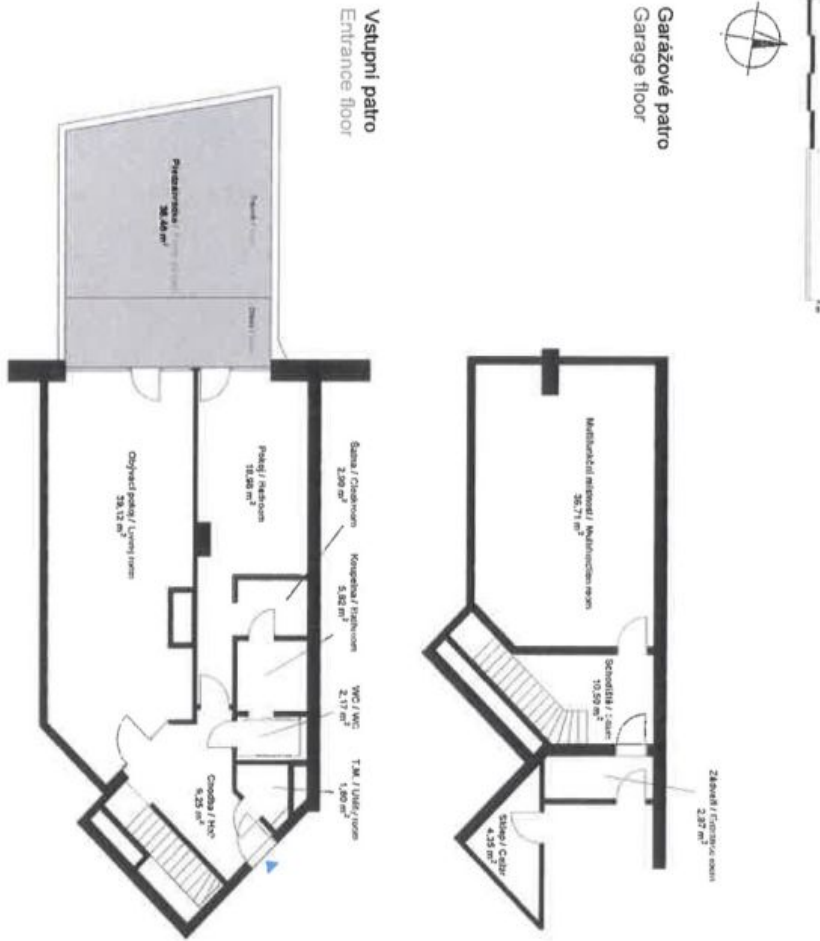


Apartment One-bedroom (2+kk)

128 m², Praha 3, Žižkov, Ke Kapslovně

Sold

Podlehy 2025, měřeno dle platných norem a státního výměry, výhledově lze využít i balkon, který není součástí výměry. Všechny údaje jsou orientační a mohou se lišit od skutečnosti. Pro více informací kontaktujte makléře. 184 - svoboda-williams | svoboda-williams.cz | Realitní kancelář Plyn - 184 212



Residence B4.2.2.

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

Shrnutí Summary
 Podlaží Floor 2
 Objekt Building B4
 Orientace Orientation Z W
 Podlažní plocha Living Floor Area 131,71 m²
 Výměra terasy Terrace Area 38,48 m²
 Výměra zahrady Garden Area 4,35 m²
 Výměra stáje Cellar Area 4,35 m²

