



## Apartment Three-bedroom (4+1)

Rented

175.8 m<sup>2</sup>, Prague 3, Žižkov, Jeseniova





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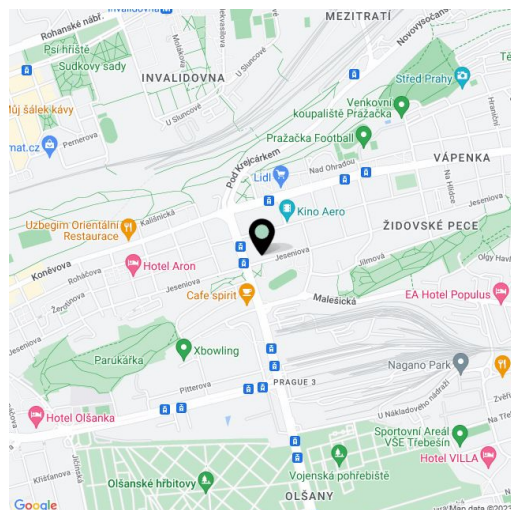
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Total area	493 m <sup>2</sup>
Floor area*	176 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Terrace	317 m <sup>2</sup>
Parking	One garage parking space included. Second available at CZK 2,000/month.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	39571
Available from	Immediately

This air-conditioned, very spacious and partly furnished 3-bedroom 2-bathroom apartment with a balcony, terrace, rooftop terrace, and a parking space is on the top (6th) floor of a modern apartment building next to Parukářka Park with a bike path and playgrounds. Near the park on Vítkov Hill, it is within easy reach of the center by bus or tram. Within walking distance is a nursery, kindergarten, elementary school, high school, UJAK, and a ScioSchool.

The layout offers a living room with a fireplace and access to the balcony, a separate fully equipped kitchen with a dining area and access to the terrace, a master bedroom with a large fitted walk-in closet, 2 more bedrooms, 2 bathrooms (with a shower and toilet) and an entrance hall with built-in storage. The lower terrace has a floor area of 85.4 sq. m., a 232 sq. m. rooftop terrace, and a 7.75 sq. m. balcony.

Air-conditioning throughout the apartment, soundproof wooden floors, tiles, underfloor heating in the bathrooms and kitchen, windows with blinds, Smeg quality Italian kitchen appliances (dishwasher, microwave, wine fridge, induction hob), washer and dryer in the bathroom, gas boiler. One parking space included, another available for an additional fee of CZK 2,000/month. Common building charges CZK 5,000 per month. Electricity and gas are billed separately.



\* 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.