svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

Sold

54.4 m², Prague 3, Žižkov, Pitterova

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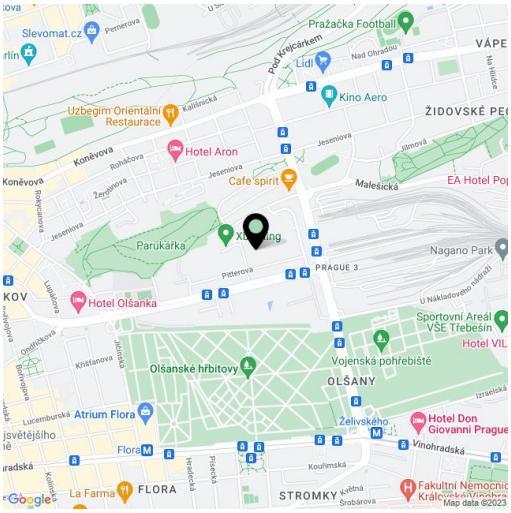
Total area	73 m²
Floor area*	54 m²
Terrace	19 m²
Parking	Garage parking space
Cellar	Yes
Service price	4 600 CZK monthly
PENB	C
Reference number	40396



* 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.

This apartment with a terrace surrounded by mature trees is located on the 3rd floor of the award-winning Central Park residential complex from 2010 with a 24-hour reception, security, technical support, underground parking, elevator, large private park, and café. Situated next to the park on Parukářka Hill, it provides a complete range of services and very fast connections to the city center.

The practical layout consists of a living room with a kitchen, a bedroom with access to the bathroom, a separate toilet, a hallway, and a closet with a connection for a washing machine. Both rooms have access to a **covered, west-facing terrace** with very nice views of the greenery.

Facilities include **large-format wooden floor-to-ceiling Euro windows**, three-layer **wooden laminate floors,** sintered tiles, **underfloor heating** in the bathroom, security entrance door, videophone, and preparation for exterior blinds at the terrace railing, which will ensure perfect privacy. The kitchen is fully equipped with built-in appliances; the bedroom and hall have built-in wardrobes. The heating is remote. The purchase price includes a **garage parking space and a cellar storage unit,** both accessible by **elevator.** Designed by the **A69 architectural studio**, the Central Park Residence received the **National Architecture Award.** The safety of the residents of the complex is guaranteed by a reception, security, camera system, and chip access to the building.

The complex includes a **1.5 hectare private park** with a multifunctional and children's playground. The public **park on Parukářka** is nearby. In the immediate vicinity, there are cafes, grocery stores, a health center, or a sports center with **tennis courts, a gym, and a sauna.** Tram stops with many connections, including night ones, are just a few steps from the building and the Želivského metro station (line A) is a 4-minute tram ride away.

Interior 54.42 m², terrace 18.99 m², cellar 4.2 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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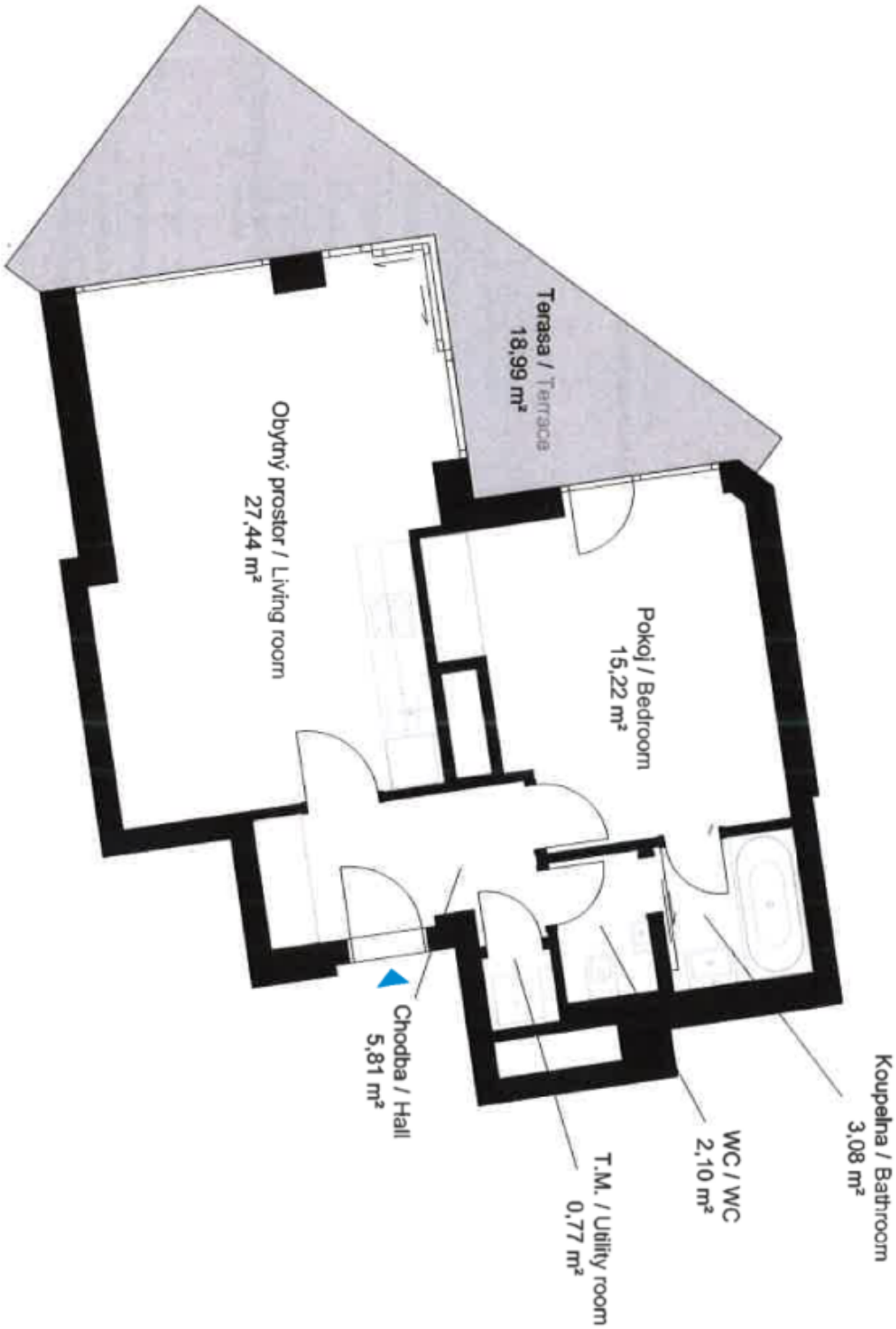

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