



## Apartment Two-bedroom (3+kk)

Rented

94.1 m<sup>2</sup>, Prague 3, Žižkov, Olšanská





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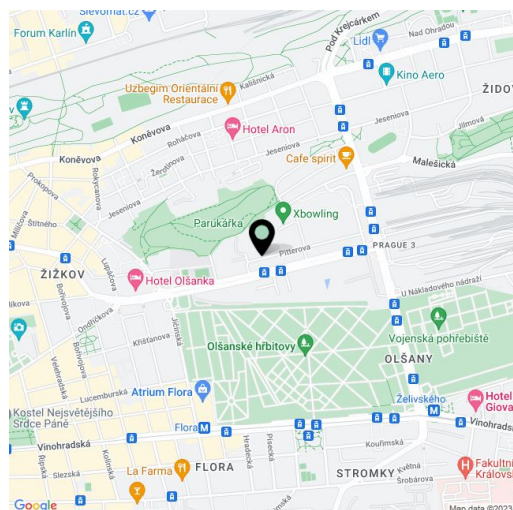
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Total area	94 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,400/person. Electricity - transferred to the tenant.
PENB	B
Reference number	42357
Available from	Immediately

This fully furnished apartment with a winter garden is situated on the 9th 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, post office, sports facilities) and quick access to the city center (multiple tram lines, Želivského and Flora metro stations).

The interior features a living room with a fully fitted open plan kitchen and dining area, a master bedroom with a fitted **walk-in closet**, a **winter garden** (7 sq. m.), a second bedroom/study, a bathroom (bathtub, underfloor heating), a separate toilet, and an entrance hall with built-in wardrobes. Tenants can also use a large shared **terrace** on the fifth floor of the building.

Wooden floating floors, tiles, security entry door, built-in wardrobes, Hanák furniture, Ton chairs, French windows, exterior blinds, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, TV, video entry phone, alarm system, large **cellar** (12 sq. m.), pram storage, chip entry to the building. An underground **garage parking** space is included.



\* 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.