



## Apartment Four-bedroom (5+kk)

€ 1 695 918 | CZK 43 000 000

345.13 m<sup>2</sup>, Praha 3, Žižkov, Pitterova





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Total area	444 m <sup>2</sup>
Floor area*	345 m <sup>2</sup>
Terrace	99 m <sup>2</sup>
Parking	3 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	42943

This generously apportioned air-conditioned penthouse, equipped with designer furniture and luxury lighting, is located on the highest, 14th floor of the gated Central Park residential project with a 24-hour reception, security, and a cafe. The penthouse has a large terrace accessible from all rooms; 3 garage spaces are available in the basement of the building. In addition to the residence's private park, Parukářka Park and the newly established Kapslovna Park are also located nearby.

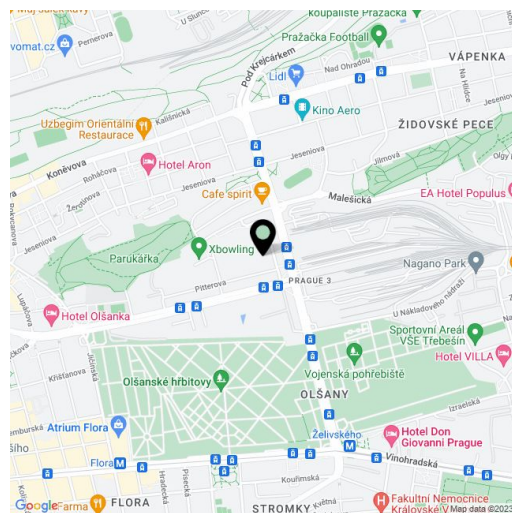
The main part of the apartment consists of a **130-meter living room** with an open plan kitchen and dining room. There are also 4 bedrooms with bathrooms, an entrance hall, and a walk-in wardrobe. Currently, the apartment is divided into **2 units**, one of which was rented out. With a simple modification, the apartments can again be connected into a single unit. The entire penthouse is surrounded by a **hundred-meter terrace** with impressive views of the surrounding area; the main part of the terrace is **southwest-facing** towards the city center.

The interior is characterized by an abundance of wide floor-to-ceiling French windows, providing **plenty of natural light**. Facilities include **air-conditioning**, **wooden floors**, underfloor heating in the bathrooms, a kitchen made of **African Makassar wood** with a **granite worktop** and **Miele** appliances, **Natuzzi** furniture and chandeliers from the **Vistosi** traditional Italian brand from the island of Murano. Heating is by floor convectors connected to central heating; there also is a thermostat in each room. The apartment includes 3 garage spaces and a cellar. The entire building is guarded by a camera system and security guard. Maintenance is always available in the event of a technical failure. All entrances to the complex are via a security chip. Residents can enjoy a carefully maintained **enclosed private garden**.

Several kindergartens and elementary schools are located in the immediate vicinity of the complex; there are restaurants, a post office, a health center, and a **sports center**. A few steps lead to Parukářka Park; the new **Kapslovna Park** is currently being built in the neighborhood. The attractiveness of the location and the range of civic amenities will increase even more after the completion of the **Park District** on the site of the former Žižkov freight station. The neighborhood is easily accessible by car and public transport (there is a tram stop practically right by the building).

Interior 345.13 m<sup>2</sup>, terrace 99.12 m<sup>2</sup>, cellar 7 m<sup>2</sup>.

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



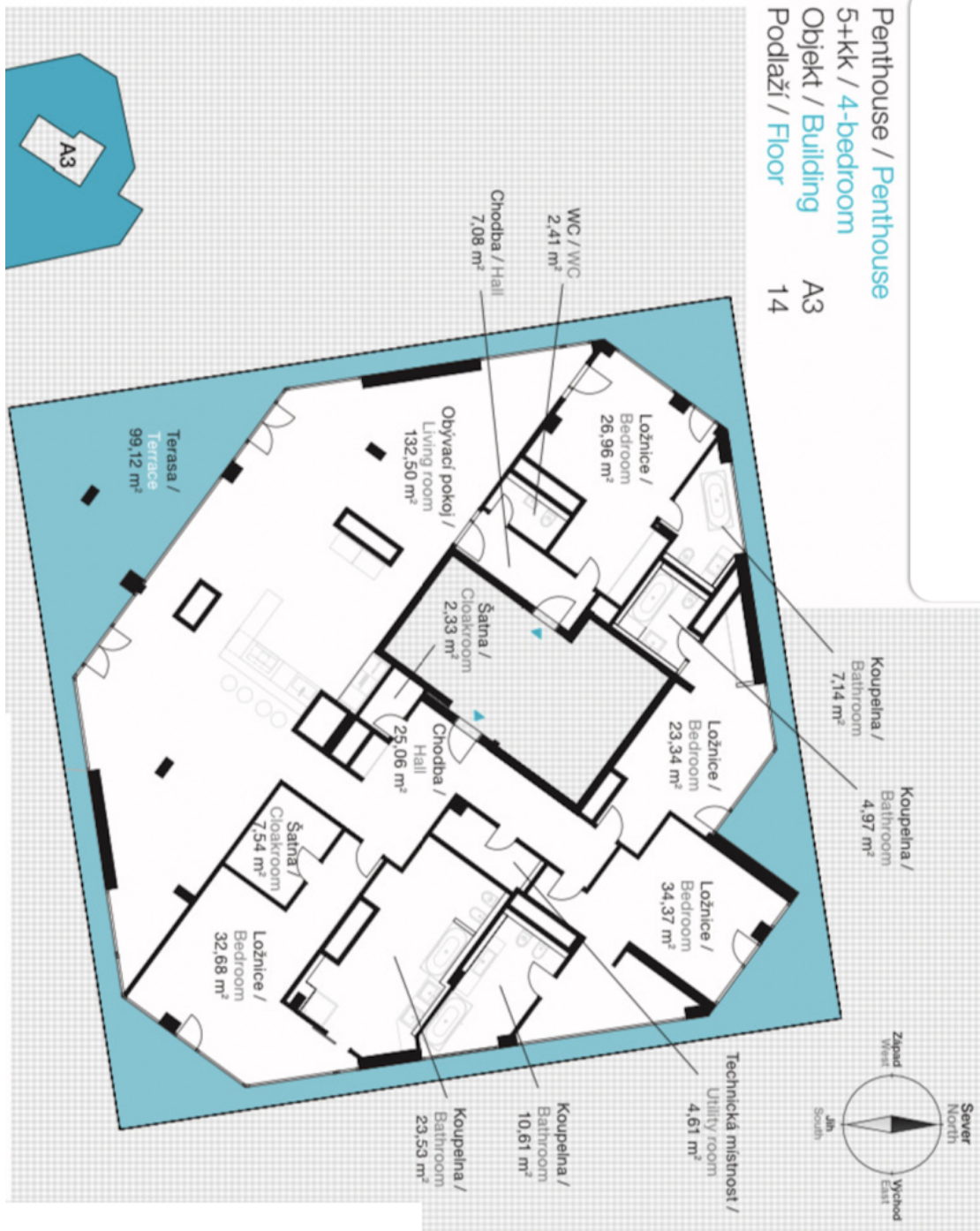
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Chodba / Hall	25,06 m <sup>2</sup>
Chodba / Hall	7,08 m <sup>2</sup>
Koupelna / Bathroom	7,14 m <sup>2</sup>
Koupelna / Bathroom	4,97 m <sup>2</sup>
Koupelna / Bathroom	10,61 m <sup>2</sup>
Koupelna / Bathroom	23,53 m <sup>2</sup>
WC / WC	2,41 m <sup>2</sup>
Šatna / Cloakroom	2,33 m <sup>2</sup>
Šatna / Cloakroom	7,54 m <sup>2</sup>
Technická místnost / Utility room	4,61 m <sup>2</sup>
Ložnice / Bedroom	26,96 m <sup>2</sup>
Ložnice / Bedroom	23,34 m <sup>2</sup>
Ložnice / Bedroom	34,37 m <sup>2</sup>
Ložnice / Bedroom	32,68 m <sup>2</sup>
Obývací pokoj / Living room	132,50 m <sup>2</sup>
<b>Plocha bytu celkem / Living floor area total</b>	<b>345,13 m<sup>2</sup></b>
Terasy / Terrace	99,12 m <sup>2</sup>
Sklep / Cellar	7,00 m <sup>2</sup>



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