



## Apartment Three-bedroom (4+kk)

Sold

100 m<sup>2</sup>, Praha 3, Žižkov, V Zahrádkách





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Total area	108 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Garden	38 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	5 132 CZK monthly
PENB	B
Reference number	43295

This fully furnished family apartment with two front gardens and a garage parking space is set in a modern apartment building located in a quiet, traditional residential area on the border of Žižkov and Malešice, within walking distance of everything you need and a short driving distance from the city center.

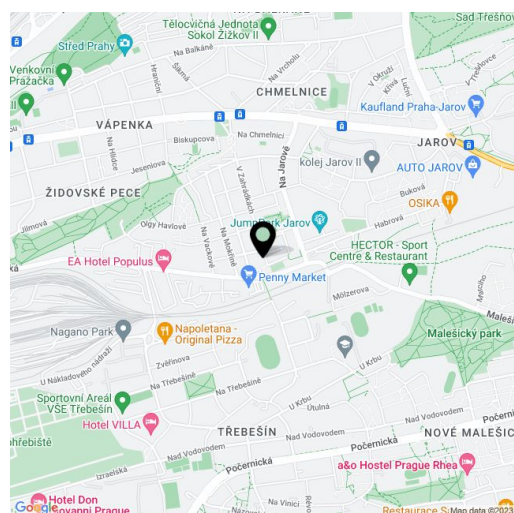
The almost **40-meter living room** is connected to the kitchen, dining area, and **terrace in the south-facing garden**. There is also a master bedroom with an en-suite bathroom (shower, toilet), 2 rooms, a bathroom (with a bathtub and 2 sinks), a separate toilet, a closet, and an entrance hall. All bedrooms face the second, **northerly front garden** and 2 have an access to the garden.

Large windows with plastic frames with electrically controlled **exterior blinds** illuminate the interior. Facilities include laminate floors, **Hüppe and Duravit** sanitary ware, **Sapeli** interior doors, security entrance doors, and intercom, and central heating. The kitchen is fully equipped (including a **wine cooler** and a dishwasher). There is a home cinema in the living room. The bathroom is also equipped with a washing machine and dryer. The purchase price includes a **garage space**, a **cellar**, and complete interior equipment. One of the front gardens has automatic **irrigation** with bluetooth control.

A supermarket, schools, or a health center are located within a convenient distance; the neighborhood also stands out for its abundance of **greenery and sports fields**. The **Židovská Pece** or **Malešický parks** and tennis courts are close-by, in rainy weather children will appreciate the indoor playground with **trampolines**. The **Želivského** metro station is 7 minutes away by bus; a tram stop is within walking distance.

Interior 99.92 m<sup>2</sup>, terraces total 8.16 m<sup>2</sup>, garden total 37.6 m<sup>2</sup>, cellar 3 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.