



Apartment Two-bedroom (3+kk)

Sold

96 m², Prague 3, Žižkov, Olgy Havlové





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|------------------|--------------------|
| Total area | 112 m ² |
| Floor area* | 96 m ² |
| Terrace | 16 m ² |
| Garden | 39 m ² |
| Parking | 500 000 CZK |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 43501 |

This bright apartment in a Scandinavian minimalist style with two gardens and parking is located on the ground floor of an apartment building from 2016. A quiet residential place in a newly established district with many new buildings and landscaped surroundings adjacent to the large Židovské Pece Park.

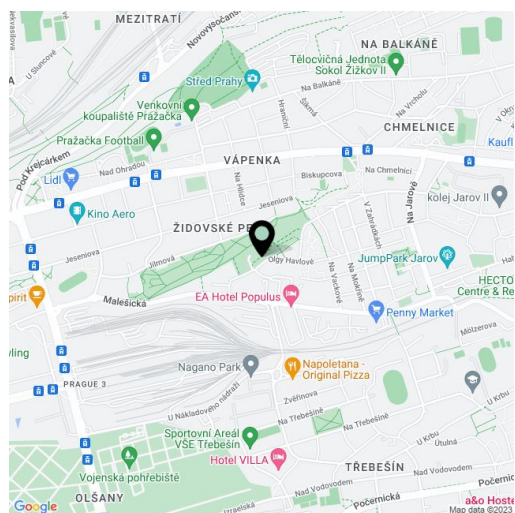
The apartment layout offers a living room connected to the kitchen, from which there is access to a **west-facing terrace with a garden** and two bedrooms, one with access to the second garden. There is also a bathroom with a bathtub, a separate toilet, a closet with a connection for a washing machine, a **dressing room**, and an entrance hall with built-in wardrobes.

Facilities include **wooden floors, electrically operated window blinds, plastic windows, central heating, a fully equipped kitchen, built-in storage cupboards and custom-made furniture** in the children's bedroom. The apartment includes a **parking space** in the underground garage and a **cellar** (2.6 sq. m.).

The location on the border between Žižkov and Malešice is ideal for family living, offering full civic amenities nearby or within quick reach. The house is a **4-minute walk from tram** and bus stops and a shopping center. The city center is 20 minutes away by tram. The nearest metro station is Želivského.

Floor area 96.1 m², terraces total 16.2 m², gardens total 38.9 m².

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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