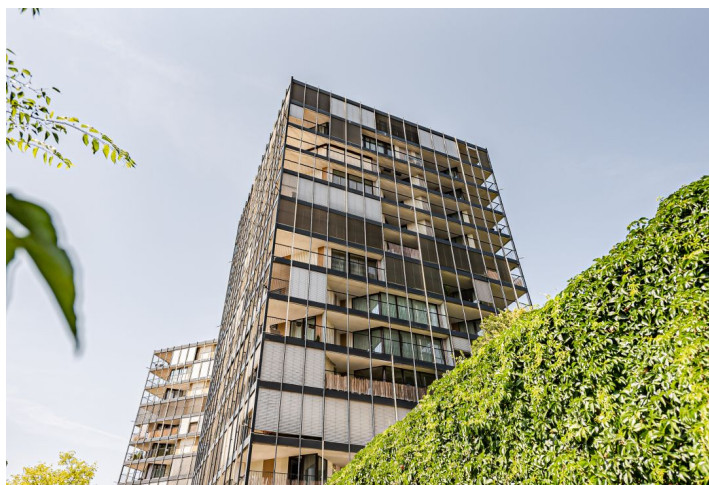




## Apartment Studio (1+kk)

41 m<sup>2</sup>, Praha 3, Pitterova

Sold





## Apartment Studio (1+kk)

41 m<sup>2</sup>, Praha 3, Pitterova

Sold

|                  |                      |
|------------------|----------------------|
| Total area       | 52 m <sup>2</sup>    |
| Floor area*      | 41 m <sup>2</sup>    |
| Terrace          | 11 m <sup>2</sup>    |
| Parking          | Garage parking space |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 43502                |

This bright, fully furnished apartment with a terrace is located on the 4th floor of a building that is part of a gated residential complex with an underground garage and a reception. The building is set in a private park on the border of Žižkov and Strašnice.

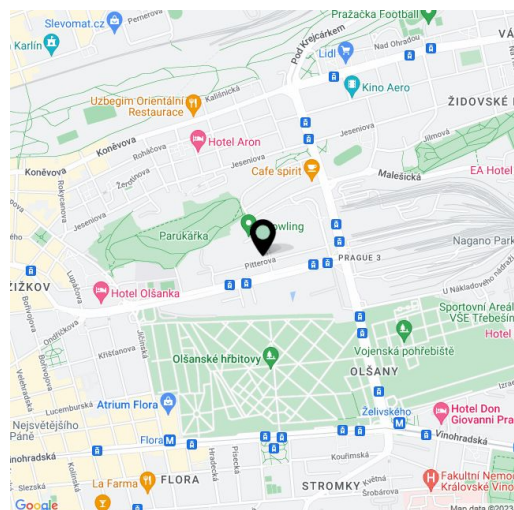
The area of the unit consists of a main living room with a kitchen and a separate sleeping area, a bathroom (with a bathtub), a closet, and a hallway. **The terrace** offers views of the **green surroundings**.

Facilities include **wooden floors** with heating convectors, underfloor heating in the bathroom and a built-in wardrobe in the sleeping area. **Large-format wooden windows** provide plenty of daylight. Central heating. The residential complex was approved in 2009. The reception, security, camera system, and smoke detectors ensure residents' safety; entrances and common areas are accessible by chip. All **equipment, a garage parking space, and a cellar storage unit** are included in the price.

There is a **cafe** in the complex, and several kindergartens and elementary schools (including a sports elementary school), a post office, a health center, and a **wellness center** are nearby. The **Flora** shopping and entertainment center is within easy reach, and the range of available services will expand even more after the completion of the new district on the site of a former freight station. The **city center** can easily be reached by tram from a nearby stop or by metro from the Želivského station. The area is very pleasant thanks to the large **park on Parukářka**.

Floor area 41.28 m<sup>2</sup>, terrace 11.41 m<sup>2</sup>, cellar 6.52 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.

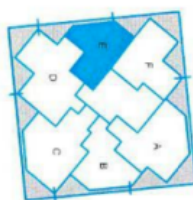
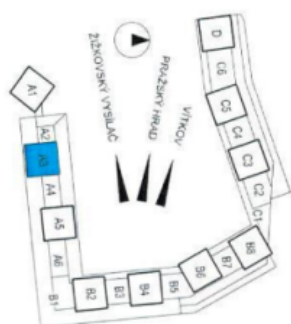
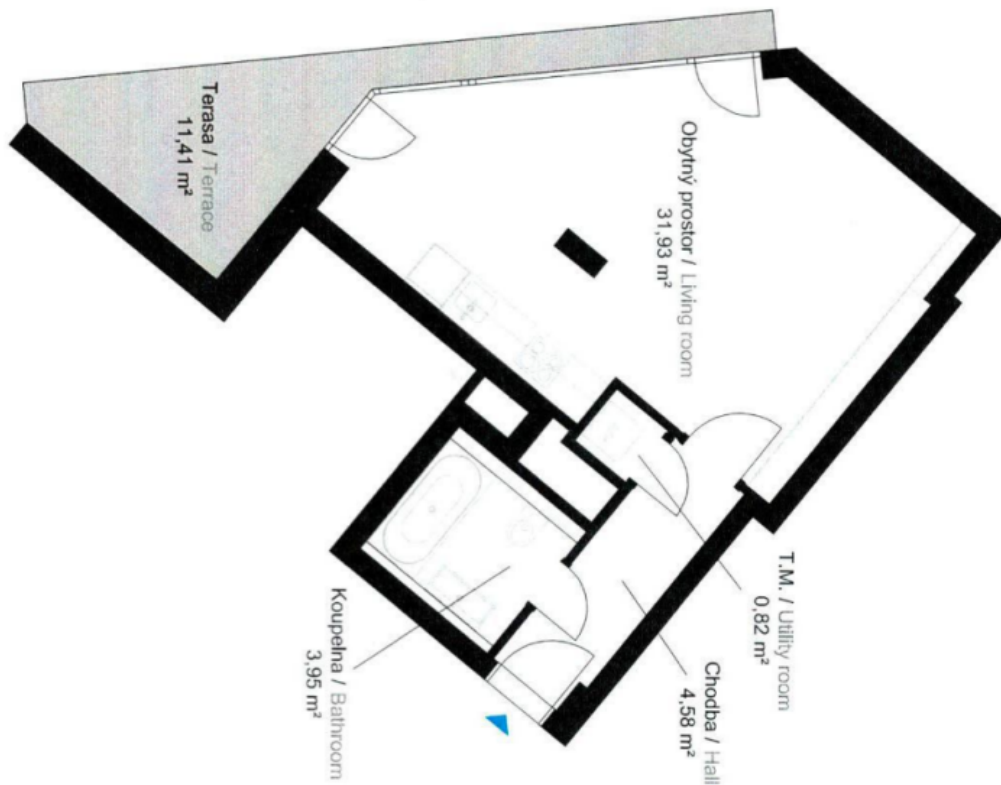




# Apartment Studio (1+kk)

41 m<sup>2</sup>, Praha 3, Pitterova

Sold



| 1+kk Studio                        |                      |
|------------------------------------|----------------------|
| 5. podlaží 5th Floor               |                      |
| Shnutí Summary                     |                      |
| Podlaží Floor                      | 5                    |
| Objekt Building                    | A3                   |
| Orientace Orientation              | Z W                  |
| Podlahová plocha Living Floor Area | 41,28 m <sup>2</sup> |
| Vyměra teras Terrace Area          | 11,41 m <sup>2</sup> |
| Vyměra zahrady Garden Area         | 0 m <sup>2</sup>     |
| Vyměra sklepu Cellar Area          | 6,52 m <sup>2</sup>  |