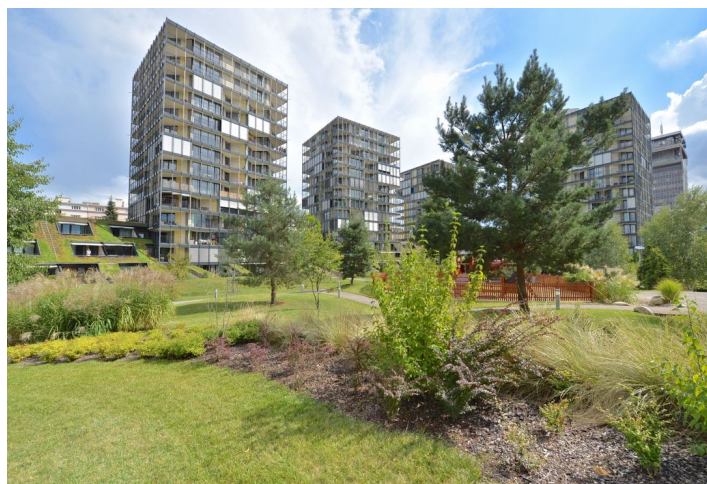




## Apartment Two-bedroom (3+kk)

Sold

100 m<sup>2</sup>, Prague 3, Žižkov, Pitterova





## Apartment Two-bedroom (3+kk)

**Sold**100 m<sup>2</sup>, Prague 3, Žižkov, Pitterova

Total area	130 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	1 000 000 CZK
Garage	Yes
Cellar	Yes
Service price	10 092 CZK monthly
PENB	C
Reference number	43527

This air-conditioned apartment with a terrace accessible from all rooms and views of a private park and the surrounding area is part of the Central Park Residence, set in a green place next to a traditional residential area, approx. 10 minutes by car or public transport from the city center.

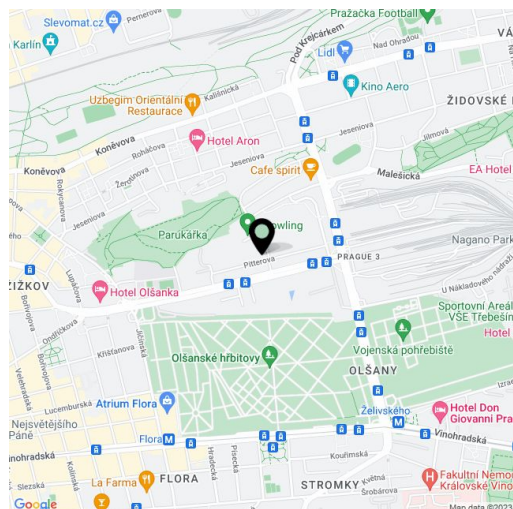
The layout of the 9th floor apartment consists of a bright living room with a dining area and adjoining kitchen, 2 bedrooms with en-suite bathrooms, a dressing room, a separate toilet, a closet, and a foyer.

Facilities include floor-to-ceiling windows, exterior blinds, air-conditioning, and wooden floors with heating convectors. The kitchen is fully equipped with built-in appliances. The purchase price includes 2 garage spaces and a large cellar. The complex is carefully secured and residents can also take advantage of maintenance services.

A kindergarten and elementary school, a cafe, a post office, a restaurant, a health center, or a sports center operate right next to the residence. The place has excellent tram connections to the city center and the Želivského metro station. Parukářka Park is just a few steps away and the new Kapslovna Park is currently being built in the neighborhood.

Interior 100.03 m<sup>2</sup>, terrace 30.43 m<sup>2</sup>, cellar 7.37 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 Two-bedroom (3+kk)

Sold

100 m<sup>2</sup>, Prague 3, Žižkov, Pitterova

Podhledy SDK soubory do podlahy rovnou instalaci.  
 Výhledové území není pro podlahu technických rovin.  
 Gypsum ceiling reduced by installing the appropriate distribution.  
 Level terraces, under the technical standards.

V.A. - výška parapetu / height of parapet  
 T.M. - technická místnost / Utility room  
 Stavební kód Building code: B2.103

## Residence B2.10.3

### 3+kk 2-bedroom

### 10. patro 10th Floor

#### Shrnutí Summary

Podlaží Floor	10
Objekt Building	B2
Podlahová plocha Living Floor Area	100,03 m <sup>2</sup>
Výměra teras Terrace Area	30,43 m <sup>2</sup>
Výměra zahrady Garden Area	0 m <sup>2</sup>
Výměra sklepu Cellar Area	7,37 m <sup>2</sup>

Orientation

Podlahová plocha Living Floor Area 100,03 m<sup>2</sup>  
 Výměra teras Terrace Area 30,43 m<sup>2</sup>  
 Výměra zahrady Garden Area 0 m<sup>2</sup>  
 Výměra sklepu Cellar Area 7,37 m<sup>2</sup>

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