



## Apartment Two-bedroom (3+1)

Sold

86 m<sup>2</sup>, Prague 3, Žižkov, Olšanská





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|                  |                    |
|------------------|--------------------|
| Total area       | 102 m <sup>2</sup> |
| Floor area*      | 86 m <sup>2</sup>  |
| Winter garden    | 16 m <sup>2</sup>  |
| Parking          | 800 000 CZK        |
| Garage           | Yes                |
| Cellar           | 6 m <sup>2</sup>   |
| Service price    | 7 000 CZK monthly  |
| PENB             | B                  |
| Reference number | 100760             |

**This fully equipped, bright apartment with 2 winter gardens and unobstructed views of the surrounding area is located on the 15th floor of a modern high-rise building in Žižkov, near the emerging Park district. Short driving distance from the center of the metropolis. Garage space and cellar are included in the price.**

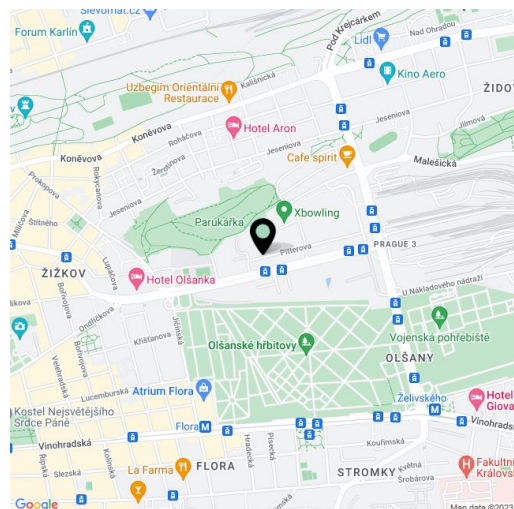
The area of the apartment consists of a living room with a kitchen and dining room, 1 bedroom with a **dresser room**, a second bedroom, a bathroom (with a bathtub), a toilet, and an entrance hall. The living room has access to the **winter garden**, and the **second winter garden** accessible from the bedroom is used as a study.

The project was completed in 2016. Large-format windows have aluminum frames and **electric shutters**; floors are floating laminate in a wood decor. The kitchen is equipped with built-in Electrolux appliances (including a dishwasher and an induction hob), and built-in cupboards provide plenty of storage space. The apartment is heated by a central gas boiler. The purchase price includes **all interior fittings, a garage parking space, and a large cellar**. The residence is secured by a non-stop reception and a camera system. **The PENB of the building is B.**

The project includes **several common terraces directly on the roofs of the complex**, an internal garden, a children's playground with a **park**, a grocery store, and a pizzeria. A post office and a polyclinic are nearby. The range of local services will be significantly expanded after the completion of the neighboring **Park district** on the site of a former freight station. The city center is within a 10-minute drive by tram or car, and the **Želivského** metro station is close-by. Directly opposite the project, the new **Kapslovna Park** is being built. It is also close to **Parukářka Park**.

Floor area 86 m<sup>2</sup>, winter gardens 7.4 m<sup>2</sup> and 8.2 m<sup>2</sup>, cellar 6 m<sup>2</sup>.

Currently rented until 6/2023.



\* 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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