



## Apartment Two-bedroom (3+1)

€ 709 767 | CZK 17 950 000

128.23 m<sup>2</sup>, Praha 3, Žižkov, Malešická





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Total area	176 m <sup>2</sup>
Floor area*	128 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Garden	98 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	8 m <sup>2</sup>
PENB	C
Reference number	105368

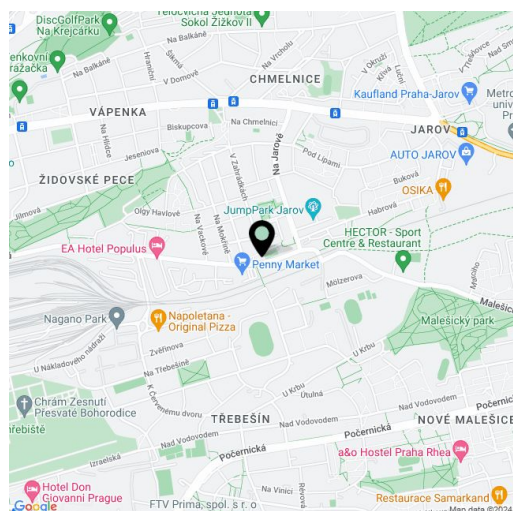
This modern air-conditioned duplex apartment with a terrace and garden is part of the gated Central Park Prague residential project with a private park, children's playground, 24/7 reception, security, and underground parking. The complex is adjacent to popular Parukářka Park in a quieter part of Prague 3 with complete civic amenities.

The entrance level on the 3rd floor consists of a living room with a work corner and a kitchen with a dining area. This entire connected space is glazed with access to a covered terrace and roof garden. There is also a separate toilet, a utility room with a connection for a washing machine and dryer, and an entrance hall with a staircase to the lower floor with a private area. It consists of a master bedroom with an en-suite bathroom and walk-in wardrobe, a second bedroom with a walk-in wardrobe, and a second bathroom. The apartment includes 2 garage parking spaces, one of which is extra-large. There is also a spacious brick cellar.

The industrial character of the interior contrasts with wooden floating floors and interior doors, and French windows provide plenty of daylight. Heating is controlled centrally. The building is serviced by an elevator and secured by a camera system. Entry via a chip.

The area offers a wealth of social and sports activities, shops, restaurants, and a kindergarten, elementary and secondary school are within easy reach. Good transport accessibility to the city center is ensured by tram connections or the metro from the nearby Želivského station.

Floor area 128.23 m<sup>2</sup>, terrace 47.58 m<sup>2</sup>, garden 97.87 m<sup>2</sup>, cellar 7.94 m<sup>2</sup>.



\* 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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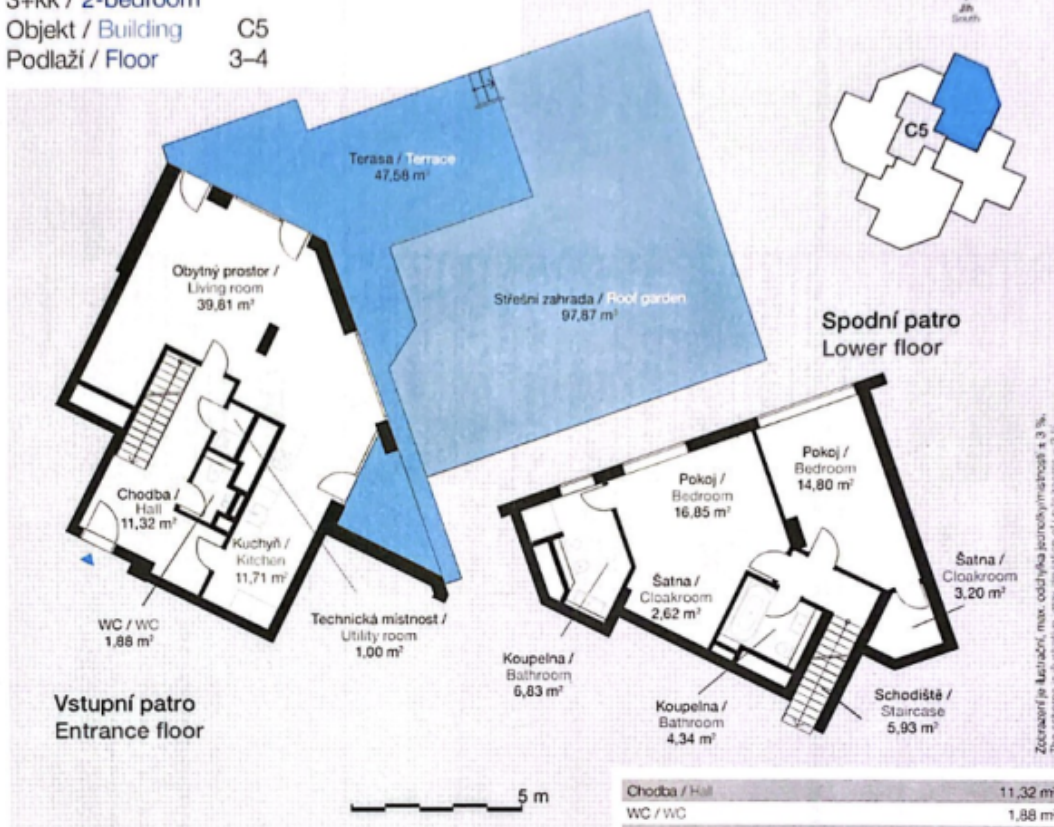
## JEDNOTKA / UNIT 451

Byt / Flat

3+kk / 2-bedroom

Objekt / Building C5

Podlaží / Floor 3-4



Chodba / Hall	11,32 m <sup>2</sup>
WC / WC	1,88 m <sup>2</sup>
Kuchyň / Kitchen	11,71 m <sup>2</sup>
Obytný prostor / Living room	39,81 m <sup>2</sup>
Technická místnost / Utility room	1,00 m <sup>2</sup>
Schodiště / Staircase	5,93 m <sup>2</sup>
Koupelna / Bathroom	4,34 m <sup>2</sup>
Šatna / Cloakroom	3,20 m <sup>2</sup>
Pokoj / Room	16,85 m <sup>2</sup>
Koupelna / Bathroom	6,83 m <sup>2</sup>
Pokoj / Room	14,80 m <sup>2</sup>
Šatna / Cloakroom	2,62 m <sup>2</sup>
<b>Plocha bytu celkem / Living floor area total</b>	<b>120,29 m<sup>2</sup></b>
Terasa / Terrace	47,56 m <sup>2</sup>
Sklep / Cellar	7,94 m <sup>2</sup>
Střešní zahrada / Roof garden	97,87 m <sup>2</sup>