



## Apartment Two-bedroom (3+1)

€ 732 528 | CZK 18 500 000

128.23 m<sup>2</sup>, Prague 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

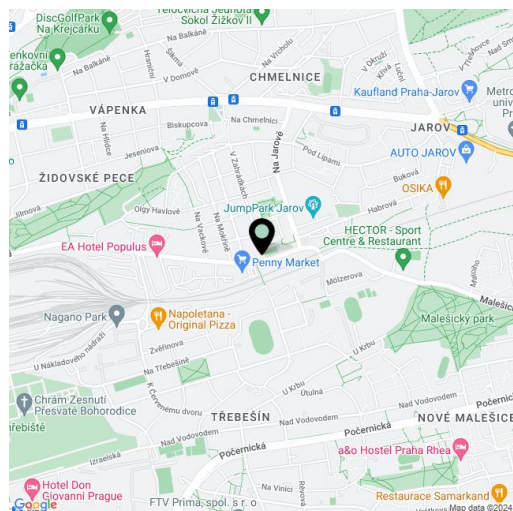
This modern air-conditioned duplex apartment with a terrace and garden is part of the gated Central Park Prague residential project with a private park, children's playground, 24/7 reception, security, and underground parking. The complex is adjacent to popular Parukářka Park in a quieter part of Prague 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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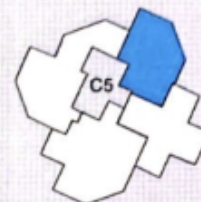
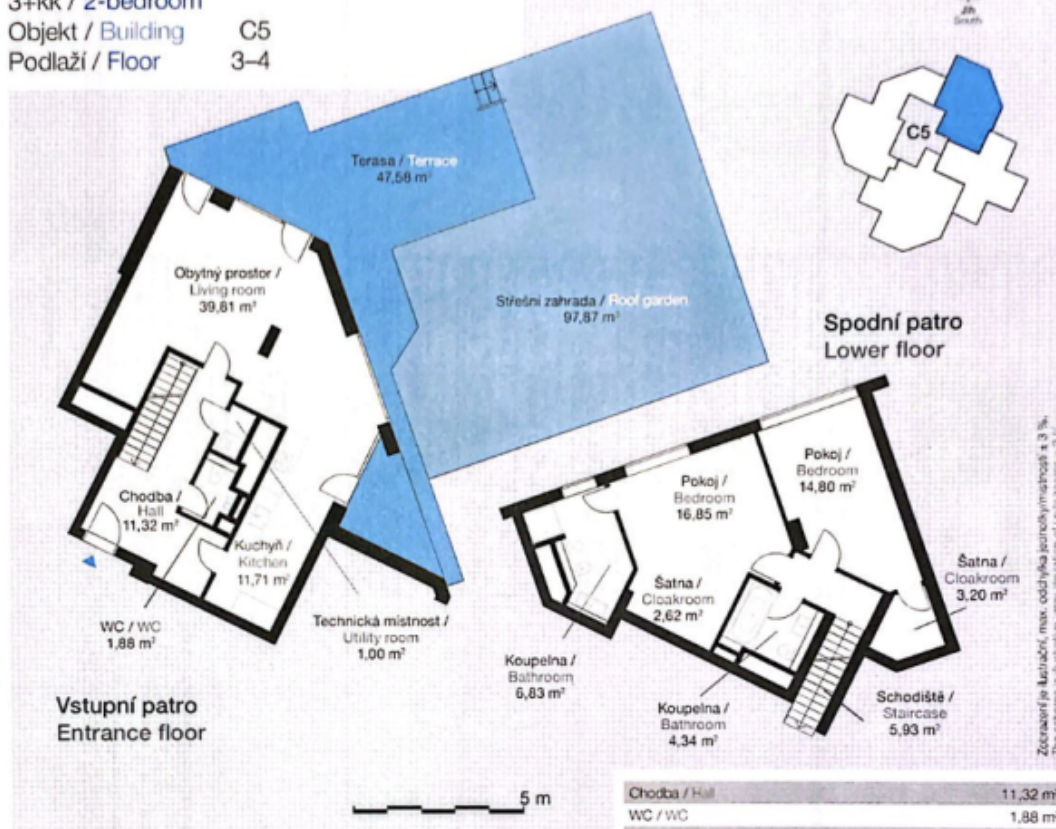
## JEDNOTKA / UNIT 451

Byt / Flat

3+kk / 2-bedroom

Objekt / Building C5

Podlaží / Floor 3-4



Spodní patro  
Lower floor

Vstupní patro  
Entrance floor

Zobrazení je orientační, max. odchylka je maximálně ± 3 %.  
The picture is illustrative, max. deviation of furniture is 3 %.

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>