



## Apartment One-bedroom (2+kk)

Rented

83 m<sup>2</sup>, Praha 3, Žižkov, Ke Kapslovně





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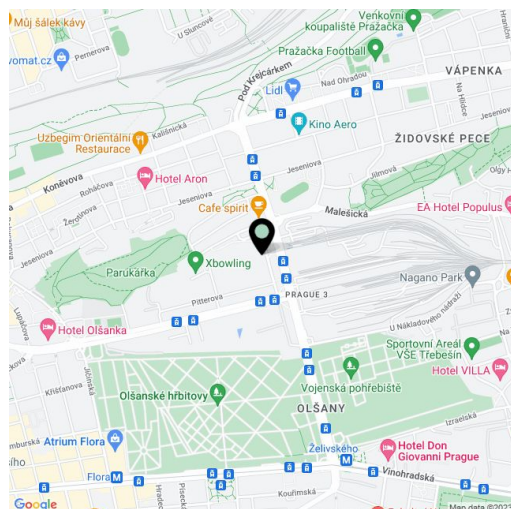
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Total area	96 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	Garage parking included in the price.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23717
Available from	Immediately

This high-standard fully refurbished and furnished 1-bedroom apartment with a 13 sq. m. terrace overlooking a green park, situated on the second floor of a gated residential project with a private park, 24-hour reception, underground parking, and security is located in the immediate vicinity of Parukářka Park, with full public amenities within easy reach (Olšanská clinic, a post office, sports facilities, and shopping) and quick access to the city center (multiple tram lines, Želivského metro station).

Designed by STUDIO FREE DESIGN, the interior features one bedroom with an en-suite bathroom (bathtub with teak paneling, smart glass window), a living room with a dining area and a fully fitted gourmet kitchen, a fitted walk-through closet, a separate toilet, a laundry room, and an entry hall with built-in storage. The terrace can be accessed from both main rooms.

Top quality facilities and furniture, oak wood floors, heated bathroom floor, security entry door, air-conditioning, French windows, electric security blinds, Vitra chairs, Artemide lighting fixtures, Saffron double bed, washer, dryer, Miele kitchen appliances, Corian kitchen worktop, audio system throughout, central switch, two TV sets, alarm, video entry phone, cellar. One large garage parking space included. Common building charges, water, and heating around CZK 6,900 per month. Electricity is billed separately. Available from mid-November 2022.



\* 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.