



## Apartment Two-bedroom (3+kk)

€ 535 821 | CZK 13 500 000

96 m<sup>2</sup>, Prague 3, Žižkov, Olgy Havlové





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Total area	112 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Garden	39 m <sup>2</sup>
Parking	Parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43501

This bright apartment in a Scandinavian minimalist style with two gardens and parking is located on the ground floor of an apartment building from 2016. A quiet residential place in a newly established district with many new buildings and landscaped surroundings adjacent to the large Židovské Pece Park.

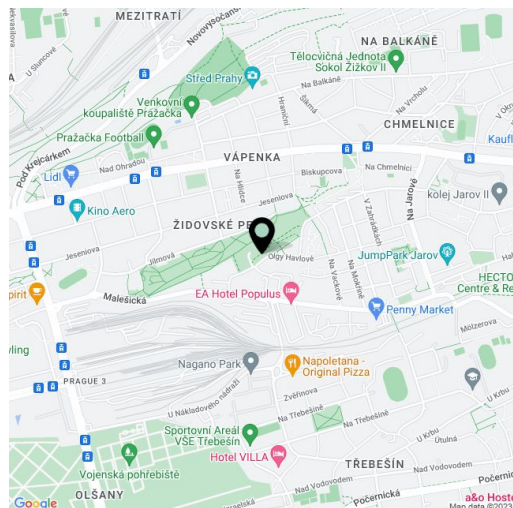
The apartment layout offers a living room connected to the kitchen, from which there is access to a **west-facing terrace with a garden** and two bedrooms, one with access to the second garden. There is also a bathroom with a bathtub, a separate toilet, a closet with a connection for a washing machine, a **dressing room**, and an entrance hall with built-in wardrobes.

Facilities include **wooden floors, electrically operated window blinds**, plastic windows, central heating, a fully equipped kitchen, built-in storage cupboards and **custom-made furniture** in the children's bedroom. The apartment includes a **parking space** in the underground garage and a **cellar** (2.6 sq. m.).

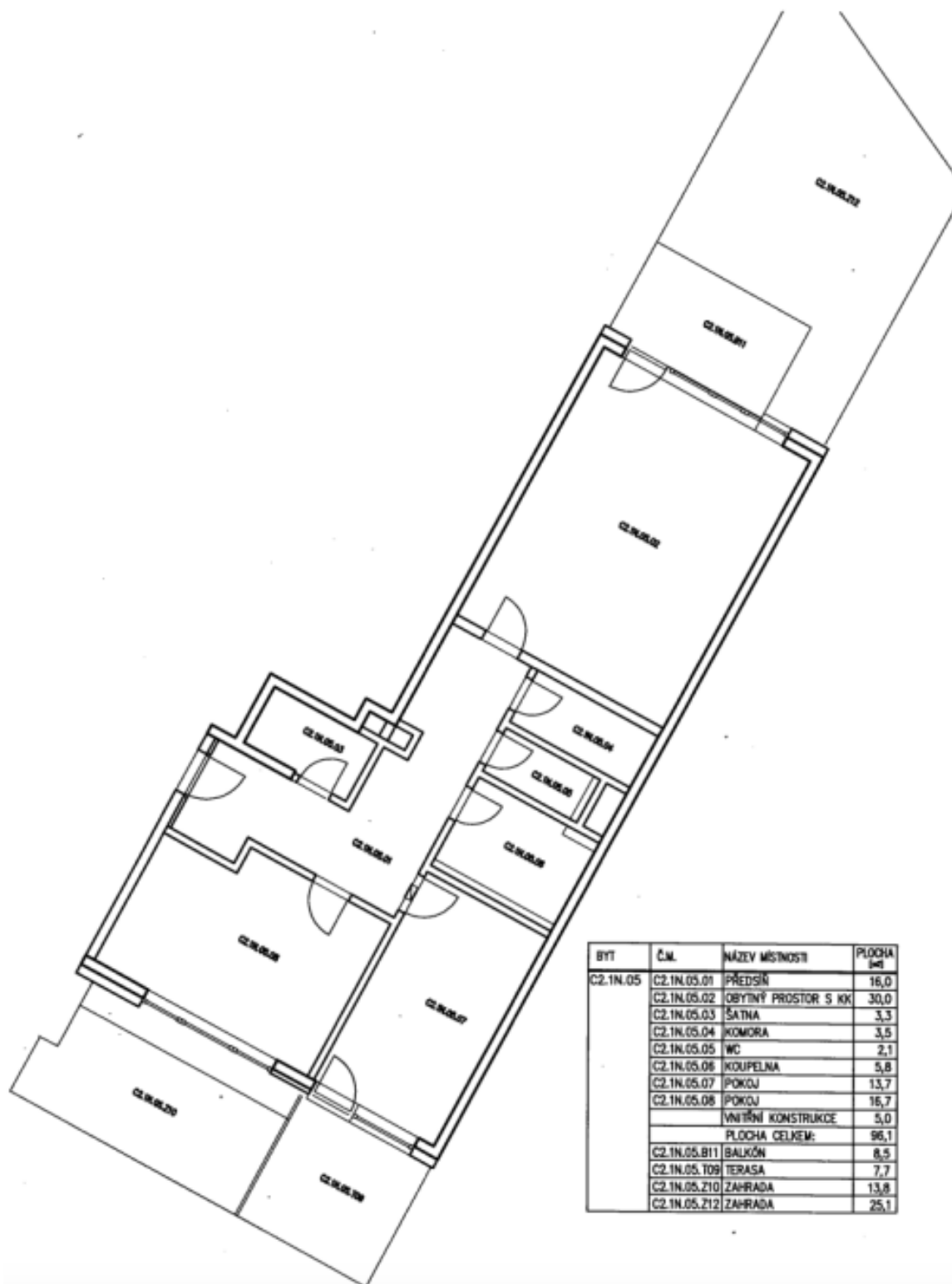
The location on the border between Žižkov and Malešice is ideal for family living, offering full civic amenities nearby or within quick reach. The house is a **4-minute walk from tram** and bus stops and a shopping center. The city center is 20 minutes away by tram. The nearest metro station is Želivského.

Floor area 96.1 m<sup>2</sup>, terraces total 16.2 m<sup>2</sup>, gardens total 38.9 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.

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BYT	Č.M.	NÁZEV MÍSTNOSTI	PLOCHA [m <sup>2</sup> ]
C2.1N.05	C2.1N.05.01	PŘEDSÍŇ	16,0
	C2.1N.05.02	OBYTNÝ PROSTOR S KK	30,0
	C2.1N.05.03	ŠATNA	3,3
	C2.1N.05.04	KOMORA	3,5
	C2.1N.05.05	WC	2,1
	C2.1N.05.06	KOUPELNA	5,8
	C2.1N.05.07	POKOJ	13,7
	C2.1N.05.08	POKOJ	15,7
		VNITŘNÍ KONSTRUKCE	5,0
		PLOCHA CELKEM:	96,1
	C2.1N.05.B11	BALKÓN	8,5
	C2.1N.05.T09	TERASA	7,7
C2.1N.05.Z10	ZAHRADA	13,8	
C2.1N.05.Z12	ZAHRADA	25,1	