



## Apartment Two-bedroom (3+kk)

Sold

100 m<sup>2</sup>, Prague 3, Žižkov, Pitterova





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Total area	130 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	1 000 000 CZK
Garage	Yes
Cellar	Yes
Service price	10 092 CZK monthly
PENB	C
Reference number	43527

This air-conditioned apartment with a terrace accessible from all rooms and views of a private park and the surrounding area is part of the Central Park Residence, set in a green place next to a traditional residential area, approx. 10 minutes by car or public transport from the city center.

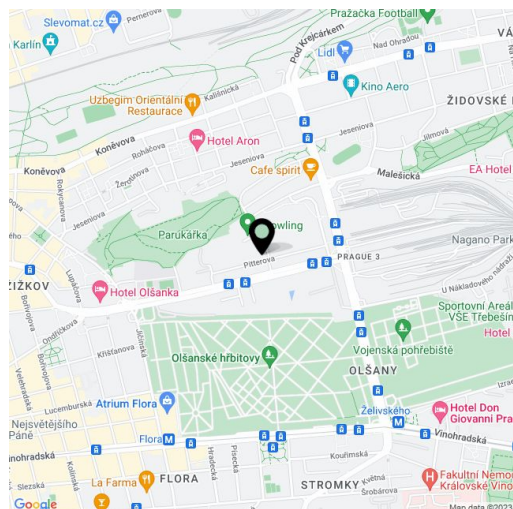
The layout of the 9th floor apartment consists of a bright living room with a dining area and adjoining kitchen, 2 bedrooms with en-suite bathrooms, a **dressing room**, a separate toilet, a closet, and a foyer.

Facilities include **floor-to-ceiling windows**, exterior blinds, **air-conditioning**, and **wooden floors** with heating convectors. The kitchen is fully equipped with built-in appliances. The purchase price includes **2 garage spaces** and a large **cellar**. The complex is carefully **secured** and residents can also take advantage of maintenance services.

A kindergarten and elementary school, a cafe, a post office, a restaurant, a health center, or a sports center operate right next to the residence. The place has excellent tram connections to the city center and the Želivského metro station. **Parukářka Park** is just a few steps away and the **new Kapslovna Park** is currently being built in the neighborhood.

Interior 100.03 m<sup>2</sup>, terrace 30.43 m<sup>2</sup>, cellar 7.37 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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## Residence B2.10.3

### 3+kk 2-bedroom

### 10. patro 10th Floor

#### Shrnutí Summary

Podlaží Floor	10
Objekt Building	B2
Podlahová plocha Living Floor Area	100,03 m <sup>2</sup>
Výměra teras Terrace Area	30,43 m <sup>2</sup>
Výměra zahrady Garden Area	0 m <sup>2</sup>
Výměra sklepu Cellar Area	7,37 m <sup>2</sup>

Orientation

Podlahová plocha Living Floor Area 100,03 m<sup>2</sup>

Výměra teras Terrace Area 30,43 m<sup>2</sup>

Výměra zahrady Garden Area 0 m<sup>2</sup>

Výměra sklepu Cellar Area 7,37 m<sup>2</sup>

Podlaží SDK soubory dle požadavků rozročili instalaci.  
Výškou úroveň teras jsou podle technických norem.  
Gypsum ceiling reduced by installing the appropriate distribution.  
Level terraces, under the technical standards.

V.A. - výška parapetu height of parapet  
T.M. - technická místnost Utility room  
Stavební kód Building code: B2.10.3

**Central Park Praha**

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