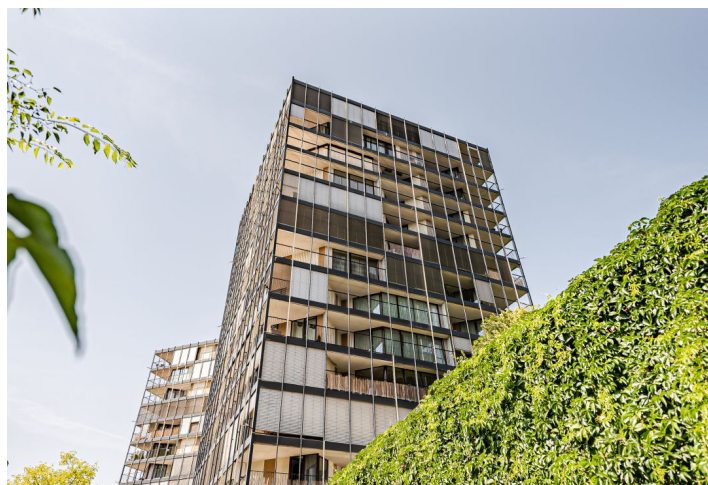




Apartment Studio (1+kk)

41 m², Prague 3, Pitterova

€ 298 924 | CZK 7 500 000





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41 m², Prague 3, Pitterova

€ 298 924 | CZK 7 500 000

| | |
|------------------|----------------------|
| Total area | 52 m² |
| Floor area* | 41 m² |
| Terrace | 11 m² |
| Parking | Garage parking space |
| Garage | Yes |
| Cellar | Yes |
| PENB | G |
| Reference number | 43502 |

This bright, fully furnished apartment with a terrace is located on the 4th floor of a building that is part of a gated residential complex with an underground garage and a reception. The building is set in a private park on the border of Žižkov and Strašnice.

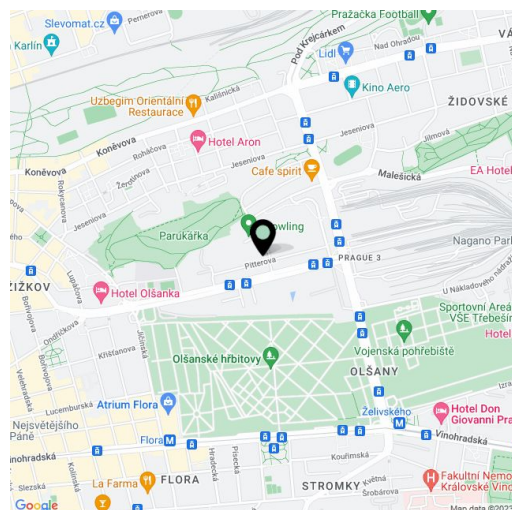
The area of the unit consists of a main living room with a kitchen and a separate sleeping area, a bathroom (with a bathtub), a closet, and a hallway. **The terrace** offers views of the **green surroundings**.

Facilities include **wooden floors** with heating convectors, underfloor heating in the bathroom and a built-in wardrobe in the sleeping area. **Large-format wooden windows** provide plenty of daylight. Central heating. The residential complex was approved in 2009. The reception, security, camera system, and smoke detectors ensure residents' safety; entrances and common areas are accessible by chip. All **equipment, a garage parking space, and a cellar storage unit** are included in the price.

There is a **cafe** in the complex, and several kindergartens and elementary schools (including a sports elementary school), a post office, a health center, and a **wellness center** are nearby. The **Flora** shopping and entertainment center is within easy reach, and the range of available services will expand even more after the completion of the new district on the site of a former freight station. The **city center** can easily be reached by tram from a nearby stop or by metro from the Želivského station. The area is very pleasant thanks to the large **park on Parukářka**.

Floor area 41.28 m², terrace 11.41 m², cellar 6.52 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



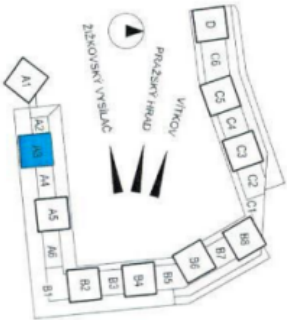
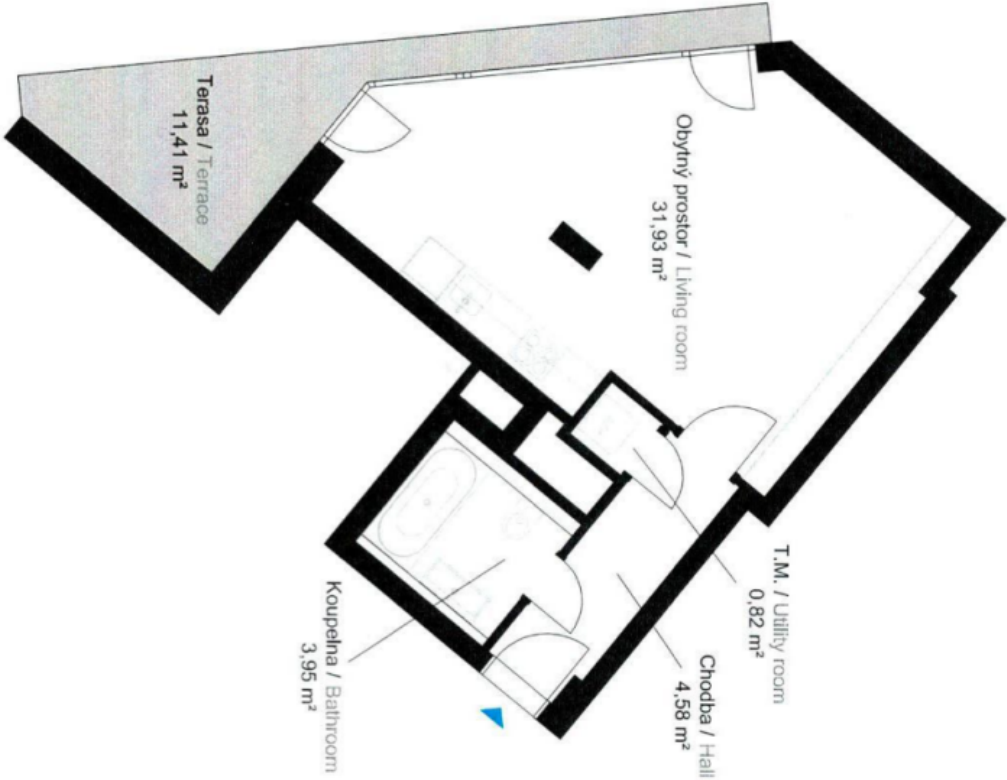
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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|------------------------------------|----------|--|
| 5. podlaží 5th Floor | | |
| Shrnutí Summary | | |
| Podlaží Floor | 5 | |
| Objekt Building | A3 | |
| Orientace Orientation | Z W | |
| Podlahová plocha Living Floor Area | 41,28 m² | |
| Výměra teras Terrace Area | 11,41 m² | |
| Výměra zahrady Garden Area | 0 m² | |
| Výměra sklepu Cellar Area | 6,52 m² | |