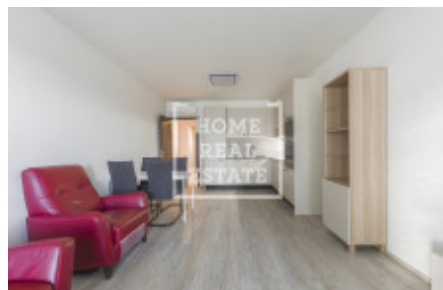




# Rent flat 3+kk, 83 m<sup>2</sup> - Šrámkové, Žižkov



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| 100. K. ÚP.       | 1:200 |



Home Real Estate offers a 3-room apartment (3+kk) for rent with an area of 82m<sup>2</sup> + terrace 5.5m<sup>2</sup> + storage unit 4m<sup>2</sup>, located in a low-energy new residential project "Parková čtvrť."

The comfort of this apartment is complemented by a spacious living room connected to a fully equipped kitchen (including built-in appliances: ceramic cooktop, dishwasher, extractor hood, and oven). Additionally, the apartment features a 2 separate bedroom, a storage room, and a bathroom with a toilet.

The apartment boasts numerous premium features: air conditioning in both rooms, underfloor heating, aluminum windows, air recuperation, Jablotron security system, external blinds, magnetic door locks, a video intercom system, and a brick storage unit directly behind the garage parking space.

The building and apartments are equipped with modern data infrastructure for high-speed internet, digital, and satellite TV. Cable TV connections are available in all rooms. Wooden floors are installed in all living areas, and the bathroom features premium ceramic tiles. The entrance doors are security and fire-resistant with a laminated surface and a framed casing on the outside. The doors from the entrance hall to the living room are glazed, while all other doors are solid with high-quality stainless steel fittings. Both the interior and entrance doors have an increased height of 2100 mm.

The building has an energy efficiency rating of B - very economical. The apartment features individual heat metering and is connected to central heating.

As part of the development of the Žižkov freight station brownfield under the name "Žižkov City," Central Group has built the residential project "Parková čtvrť." The urban study was designed by the successful architect Jakub Cigler, while the individual buildings resulted from an architectural workshop, ensuring variety within the neighborhood. The project will include around 2,500 residential units, complemented by a kindergarten, shops, and services oriented toward public spaces between the buildings. Public spaces are also designed with extensive green areas, including a large public park and green connections to the nearby Židovské Pece park.

The residential complex is located in the northern part of the brownfield area on Žižkov in Prague 3, near Jana Želivského Street. Initially planned as a large commercial and administrative complex, the current version is lighter, better suited to the area, and will generate less traffic in the locality.

Total Price: CZK 45,000 rent + CZK 6,350 utilities + CZK 2,000 electricity.

The price includes an underground parking space and a storage unit.

Deposit: CZK 90,000.

Available immediately.

We speak English - call us for further information.

For more information and to arrange a viewing, please contact the agent or fill out the form below.

|             |                        |           |                        |
|-------------|------------------------|-----------|------------------------|
| ID          | <a href="#">36689</a>  | Offer     | Rental                 |
| Group       | 3+kk                   | Furnished | Furnished              |
| Location    | Šrámkové               | Ownership | Personal               |
| Usable area | 83 m <sup>2</sup>      | Balcony   | Balcony                |
| Floor       | 4 - Floor              | City      | <a href="#">Prague</a> |
| District    | <a href="#">Žižkov</a> | Status    | Realized               |