HOME REAL ESTATE

Sale flat 2+kk, 39 m2 - Olgy Havlové, Žižkov











Home Real Estate is pleased to offer for sale a 2+kk apartment with a total area of 39.2 m², located in the desirable Prague 3 - Žižkov district, on Olgy Havlové Street.

Apartment Features:

- Living room with kitchenette
- Bathroom with toilet
- Large walk-in closet
- Partially separated bedroom
- Terrace (5 m²) and front garden (18.5 m²)
- Fully furnished, including all furniture and appliances

Building & Complex:

The apartment is part of the modern "Na Vackově" residential complex, offering residents plenty of personal space, colorful gardens, and elegant architectural solutions. The upper part of Žižkov, where the project is located, is undergoing active development and will soon feature a prestigious business district nearby, further enhancing the convenience of living here.

Location & Amenities:

- Quick access to Židovské pece Park, Atrium Flora Shopping Center, and Galerie Harfa
- Nearby schools and kindergartens
- Restaurants, cafes, banks, and fitness centers
- Malešický Park with amphitheater approx. 5 minutes by car
- Fakultní nemocnice Vinohrady hospital within a few minutes
- Supermarkets: Kaufland, Penny
- Cinema: Aero

Transport:

- Walking distance to Vackov bus stop and Strážní tram stop (trams 1, 9, 11)
- Metro stations: Palmovka (Line B) and Želivského (Line A)
- Convenient road access via Jižní spojka to the city center in 10 minutes

Utilities & Costs:

- Monthly fees: approx. CZK 4,000 + electricity

Price: CZK 8,297,000 incl. legal services

Optional parking space for CZK 500,000 Immediate availability

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

Viewings are possible anytime, including weekends.

ID	<u>36733</u>	Price per m ²	212 744 Kč
Price	8 297 000 Kč	Offer	Sale
Group	2+kk	Furnished	Furnished
Location	Olgy Havlové	Ownership	Personal
Usable area	39 m^2	Floor	1 - Floor
City	<u>Prague</u>	District	<u>Žižkov</u>
City district	<u>Žižkov</u>	Status	On sale