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Apartment Two-bedroom (3+1)

128.23 m², Prague 3, Žižkov, Malešická









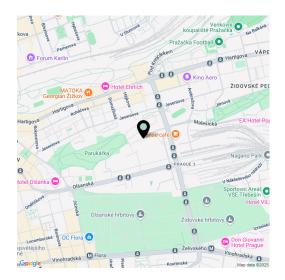
Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 09. 09. 2025, 17:27



Apartment Two-bedroom (3+1)

128.23 m², Prague 3, Žižkov, Malešická

Total area	176 m²
Floor area*	128 m²
Terrace	48 m²
Garden	98 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	8 m²
PENB	С
Reference number	105368



* 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.

This modern air-conditioned duplex apartment with a terrace and garden is part of the gated Central Park Prague residential project with a private park, children's playground, 24/7 reception, security, and underground parking. The complex is adjacent to popular Parukářka Park in a quieter part of Prague 3 with complete civic amenities.

The entrance level on the 3rd floor consists of a living room with a work corner and a kitchen with a dining area. This entire connected space is glazed with access to **a covered terrace and roof garden**. There is also a separate toilet, a utility room with a connection for a washing machine and dryer, and an entrance hall with a staircase to the lower floor with a private area. It consists of a master bedroom with **an en-suite bathroom and walkin wardrobe**, a second bedroom with a walk-in wardrobe, and a second bathroom. The apartment includes **2 garage parking spaces**, one of which is **extra-large**. There is also a spacious brick **cellar**.

The industrial character of the interior contrasts with wooden **floating floors** and interior doors, and **French windows** provide plenty of daylight. Heating is controlled centrally. The building is serviced by an elevator and secured by a **camera system**. Entry via a chip.

The area offers a wealth of social and sports activities, shops, restaurants, and a kindergarten, elementary and secondary school are within easy reach. Good transport accessibility to the city center is ensured by tram connections or the metro from the nearby **Želivského** station.

Floor area 128.23 m², terrace 47.58 m², garden 97.87 m², cellar 7.94 m².

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JEDNOTKA / UNIT 451 North Byt / Flat 3+kk / 2-bedroom **Objekt / Building** C5 3-4 Podlaží / Floor Terasa / Terrore 47,58 m² Obytný prostor Jving room 39.81 m² Livir Střešní zahrada / 1 97,87 m³ Spodní patro Lower floor Pokoj / Bedro Pokoj / 14,80 m² Chodba Bedro om Hall 11,32 m 16,85 m² (uchyň Satna / Cloakroom 3.20 m² 11,71 m Šatna / loakroom 2,62 m² WC / WC 1,88 m² Technická mistnost / Utility room 1,00 m² Koupelna / Bathroom 6,83 m² Schodiště / Vstupní patro Koupelna / Staircase Bathroom 4,34 m² Entrance floor 5,93 m²

5 m

Chodba / Hall	11,32 m²
WC/WC	1,88 m²
Kuchyň / Kitchen	11,71 m²
Obytný prostor / Living room	39,81 m ²
Technická mistnost / Utility room	1,00 m²
Schodiště / Staircaso	5,93 m ²
Koupeina / Bathroom	4,34 m ²
Šatna / Closkroom	3,20 m ²
Pokoj / Room	16,85 m²
Koupeina / Bathroom	6,83 m ²
Pokoj / Room	14,80 m ²
Satna / Closkroom	2,62 m ²
Plocha bytu celkem / Living floor area total	120,29 m ²
Terasa / Terrace	47.58 m ²
Sklep / Cellar	7,94 m ²
Silešní zahrada / Roof garden	97,87 m ²

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