

## Apartment Studio (1+kk)

Rented

37.1 m<sup>2</sup>, Prague 3, Žižkov, U Viktorie



## Apartment Studio (1+kk)

Rented

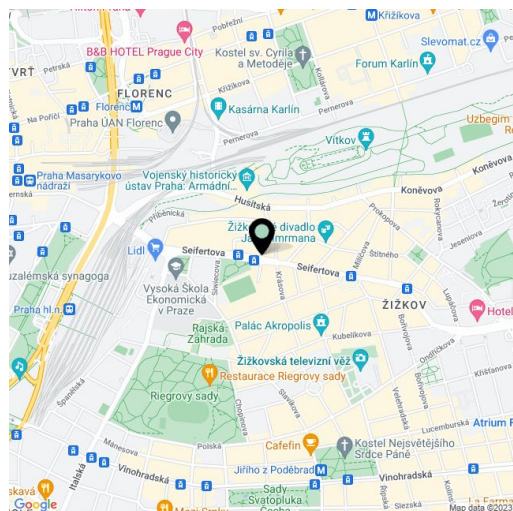
37.1 m<sup>2</sup>, Prague 3, Žižkov, U Viktorie

Total area	44 m <sup>2</sup>
Floor area*	37 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and energy CZK 2,500/month. Electricity is paid separately.
PENB	B
Reference number	101340
Available from	Immediately

This brand new semi-furnished studio apartment with an enclosed balcony is on the third floor of a new residential project with an elevator and parking, in close vicinity of the Viktoria Žižkov football stadium. Situated on the border of Vinohrady and Žižkov, in a sought-after neighborhood with full amenities within easy reach and great access to the city center. Located a few steps from a tram stop and a few minutes from Riegrovy Sady Park, one stop from the Hlavní nádraží metro station, and within walking distance of the Jiřího z Poděbrad metro station.

The interior features a living room/bedroom with a fully fitted open plan kitchen and an **enclosed balcony** that wraps around the room's perimeter, a bathroom (walk-in shower, toilet, underfloor heating), and an entrance hall with built-in wardrobes. The apartment faces a quiet courtyard.

**Heat recovery ventilation, hardwood parquet floors, tiles, security entry door, built-in wardrobes, automatic exterior blinds, sofa bed, central underfloor heating, washing machine, dishwasher, induction cooktop, video entry phone, cellar. A garage parking space is available at CZK 2,900/month.**



\* 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.

## Apartment Studio (1+kk)

Rented

37.1 m<sup>2</sup>, Prague 3, Žižkov, U Viktorie

