

Apartment One-bedroom (2+1)

€ 372 522 | CZK 9 300 000

69 m², Prague 3, Žižkov, Křištanova



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Total area	72 m ²
Floor area*	69 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
PENB	Not required
Reference number	107965

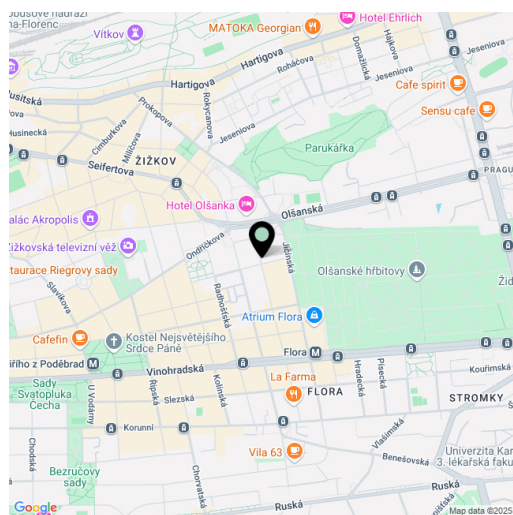
This spacious partially furnished apartment with a balcony facing a green courtyard is located on the 1st floor of a well-maintained brick building with an elevator in Žižkov. The area is easily accessible by metro to the Flora station or by tram to Olšanské Square. The nearby Parukářka Park offers beautiful views of the city and is a lively center of Žižkov events.

The layout of the apartment consists of a kitchen with a balcony facing south onto the landscaped courtyard, a living room, a bedroom, a bathroom with a bathtub, a separate toilet, and a hallway.

The apartment has large windows, floating floors, and a fully equipped kitchen. It is in its original condition, intended for reconstruction. In addition to the staircase, the building also has an elevator. Residents can park in the blue zone on the street.

The quiet one-way street is located near Olšanské Square with a fast tram connection to the city center. It's just a few minutes' walk to the popular **Parukářka Park**, where various events and concerts are held, and on the opposite side you can walk to the **Flora** metro station and shopping center in just a few minutes. Active individuals will welcome the possibilities of the Olšanka Sports Center with a swimming pool and the **bike path** to Karlín. The surrounding area offers full amenities including kindergartens, schools, restaurants, cafes, and shops, and regular farmers' markets are held on nearby Jiřího z Poděbrad Square.

Floor area 69.3 m², balcony 2.8 m², cellar.



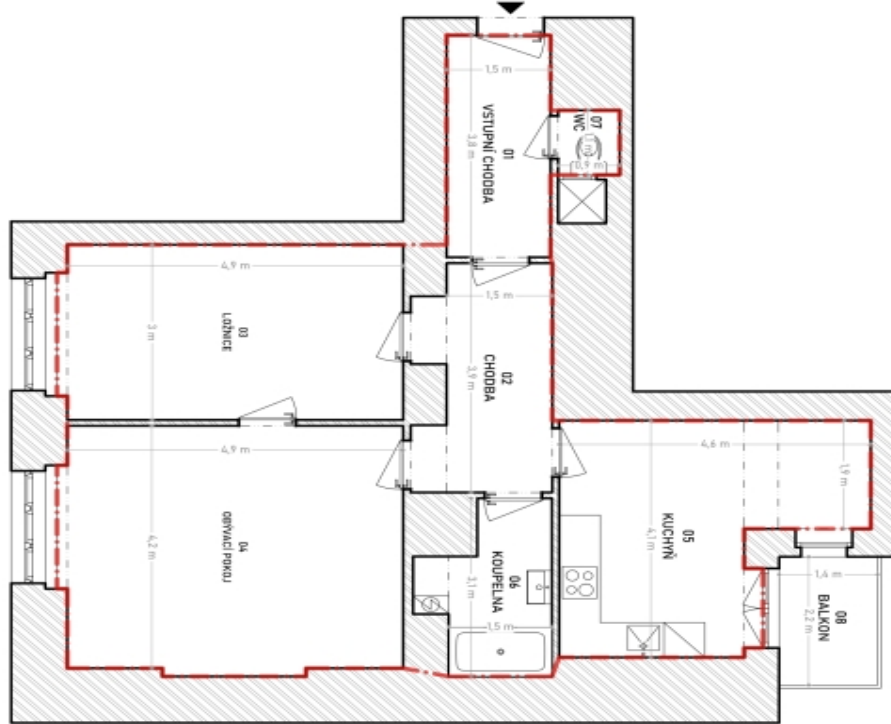
* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

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Čekání podání prosto obou jednotky je stanoveno podle větroměřičů, SAKZ193 5A 4.3.
Užitná plocha včetně terasy je stanovena podle Měřicího Kódu 121.1 - 120/2018A.

--- HRANICE POULHOVÉ PLOCHY B.1, N.6.1.
--- ZITNÉ STĚNY

VÝMĚRY MÍSTNOSTÍ	
BRITVÁ JEDNOTKA	PLOCHA (m ²)
Č.M. POPIS	
01 VSTUPNÍ CHODBA	5,9
02 CHODBA	7,7
03 LOŽNICE	15,1
04 OBÝVACÍ POKOJ	21,1
05 KUCHYNĚ	14,8
06 KOUPELNA	4,7
07 WC	1,1
UŽITNÁ PLOCHA BRITVÉ JEDNOTKY (m ²)	
08 BALKÓN	3,4
UŽITNÁ PLOCHA + LOŽNICE (m ²)	
73,8	
POULHOVÁ PLOCHA BRITVÉ JEDNOTKY (m ²)	
74,6	