

## Apartment Three-bedroom (4+kk)

Sold

159 m<sup>2</sup>, Prague 3, Žižkov, Jeseniova



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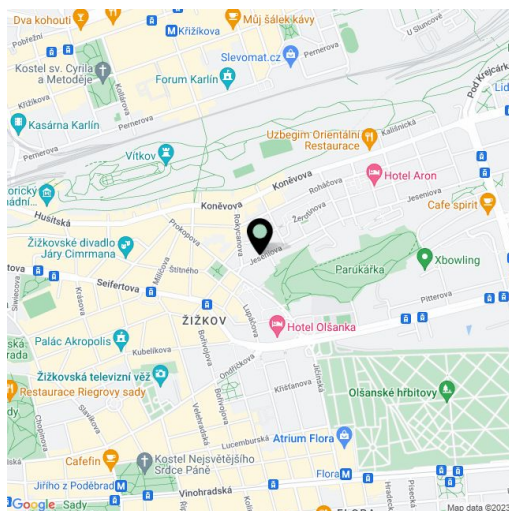
Total area	190 m <sup>2</sup>
Floor area*	159 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	500 000
Garage	Yes
Cellar	Yes
Service price	7 888 CZK monthly
PENB	D
Reference number	22701

**3-bedroom 2-bathroom attic duplex with air-conditioning, terraces (30 m<sup>2</sup>) and a panoramic view of the nearby Parukářka park. Situated on the 4th and 5th floors of a fully refurbished late 19th century school building that has been beautifully transformed into a contemporary residence, whilst retaining traditional architectural features.**

This split-level apartment comprises an open-plan living, dining and kitchen area with a terrace, 3 bedrooms, gallery, walk-in closet, 2 bathrooms and 2 terraces. Equipped with air-conditioning, **parquet floors** and ceramic tiles, French windows, fully fitted kitchen, security system and preparation for fireplace installation. The purchase price includes an **underground garage parking space** and a **cellar**. The reconstruction took place in 2005-2006.

The building is located in a quiet and green area of Žižkov with the **Parukářka and Vrch Vítkov parks nearby**, just a 3 minutes' walk from a tram stop with direct connections to the Atrium Flora shopping mall and to the Metro. All amenities in the immediate vicinity, including an indoor swimming pool and fitness center in the Olšanka Hotel.

Interior 159.24 m<sup>2</sup>, terraces 30.73, cellar 2.21 m<sup>2</sup>.



\* 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.

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2 podlaží

