

## Apartment Two-bedroom (3+kk)

Sold

67 m<sup>2</sup>, Prague 3, Žižkov, Řehořova

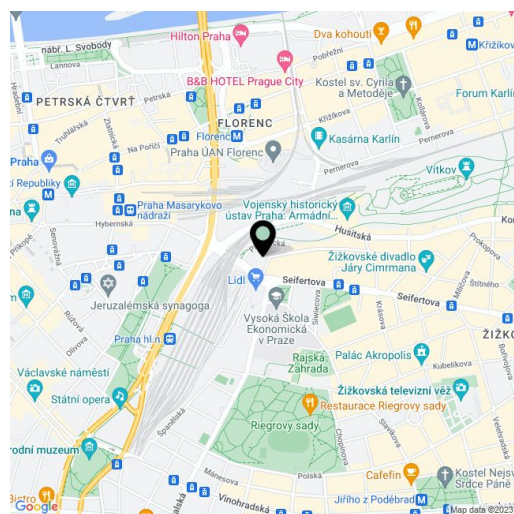


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Total area	67 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	28615



\* 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.

The two-bedroom apartment with high ceilings situated on the ground floor of the new Řehořova 37 project, a sensitive reconstruction of an apartment building with 22 dwelling units in a popular location. Just a few minutes by tram to the center and also within easy reach of greenery and sports & leisure activities: Bike tracks, Vítkov Hill and the orchards of Rieger & Mahler (Riegrovy sady & Mahlerovy sady).

The flat is offered in its **original condition before reconstruction** with all utilities connected to the apartment boundary and new ascending line. The apartment has 2-bedrooms, with the architectural design counting **with the reconstruction and effective use of space for the creation of a 3-bedroom layout**, see enclosed plan.

The reconstruction of the early 20th century house with a historic facade includes a new roof, riser pipes, heating and utility networks, a gas boiler room, a new entrance door for the building, a new lift and a renovation of the facade.

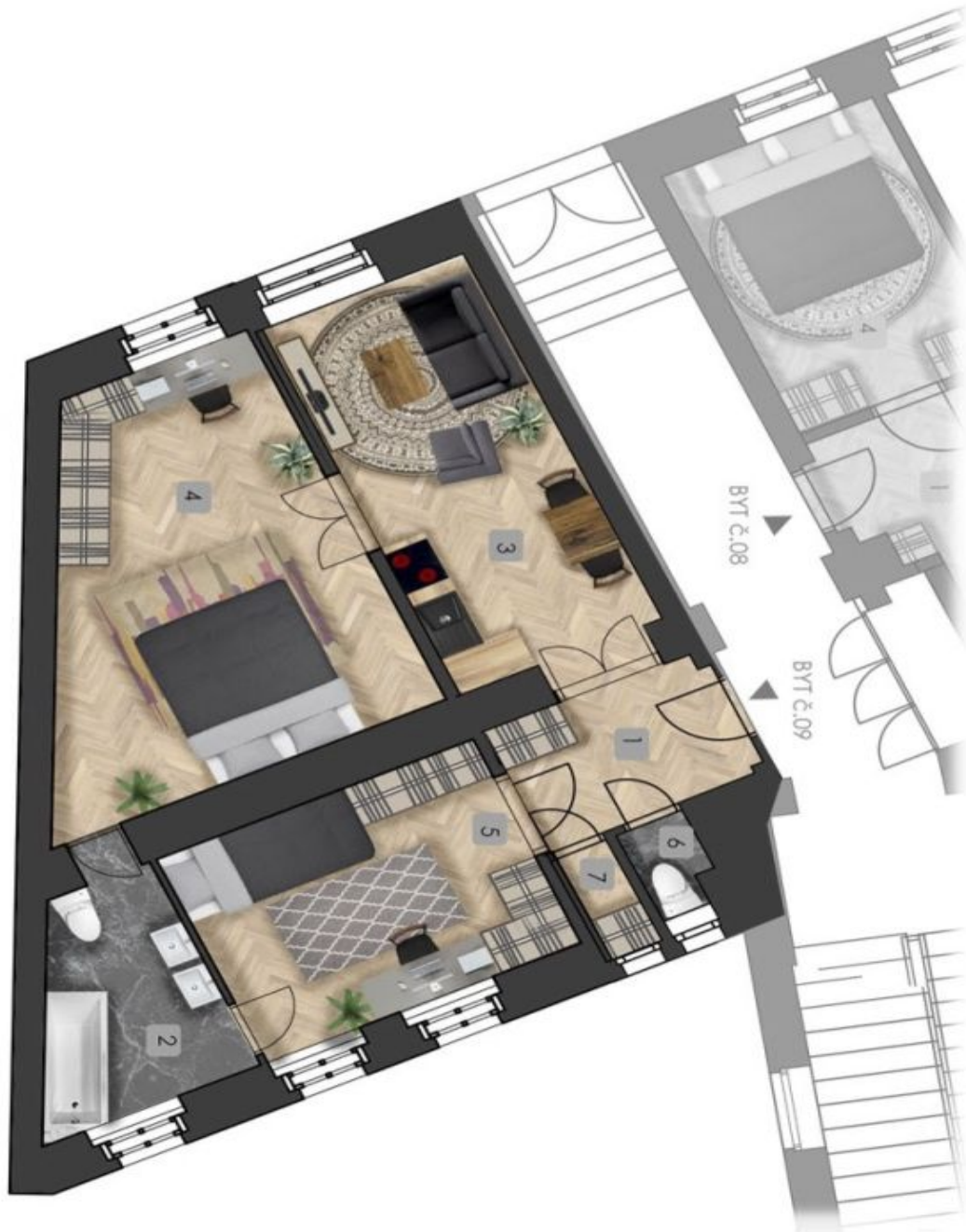
Metro and tram links to the Main Train Station and the **Husinecká Tram Stop** are within walking distance. There are complete public facilities in the area including many shops, cafes and restaurants, several kindergartens and schools. Places for active relaxation such as a **cycle track**, **Vítkov Hill**, Rieger's Orchard, Mahler's Orchard and Parukářka Park can be found in the neighborhood.

Interior 66.99 m<sup>2</sup>.

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Byt č.09

1.podlaží 66,99 m<sup>2</sup>

1	Chodba	5,79
2	Koupelna	5,97
3	Obývací prostor+kk	14,41
4	Pokoj	19,67
5	Pokoj	11,82
6	WC	1,20
7	Komora	1,00



umístění bytu na patře

Plocha bytu dle NOZ 66,99m<sup>2</sup>

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umístění bytu v objektu

