

## Apartment One-bedroom (2+kk)

Sold

60 m<sup>2</sup>, Prague 3, Žižkov



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Total area	69 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38400

\* 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 new air-conditioned duplex apartment with a spacious terrace boasting amazing views of the city's panorama, including Prague Castle, is located on the last two floors of a classic apartment building, where a complete reconstruction is currently underway. The building has a garden in the courtyard with a seating area. This neighborhood with a full spectrum of services is just 5 minutes by tram from the center. Completion is scheduled for September 2021.

The entrance level (on the 6th floor of the building) consists of a hall with space for a dressing room and a separate toilet, a living room with a balcony, a preparation for a kitchen, and a staircase to the attic, where there is a bedroom with a bathroom and a terrace with **unobstructed, far-reaching views**. The balcony and terrace will allow you to watch **brehtaking sunsets**.

Standard equipment includes air-conditioning, **wooden floors** and windows, **Sapeli Elegant** interior paneled doors, Italian **Cerim Timeless Calacatta Naturale** tiles, and quality sanitary facilities, including a HÜPPE walk-in shower. The building has an **elevator** with wheelchair access and an **ornamental garden** with outdoor seating that residents can enjoy.

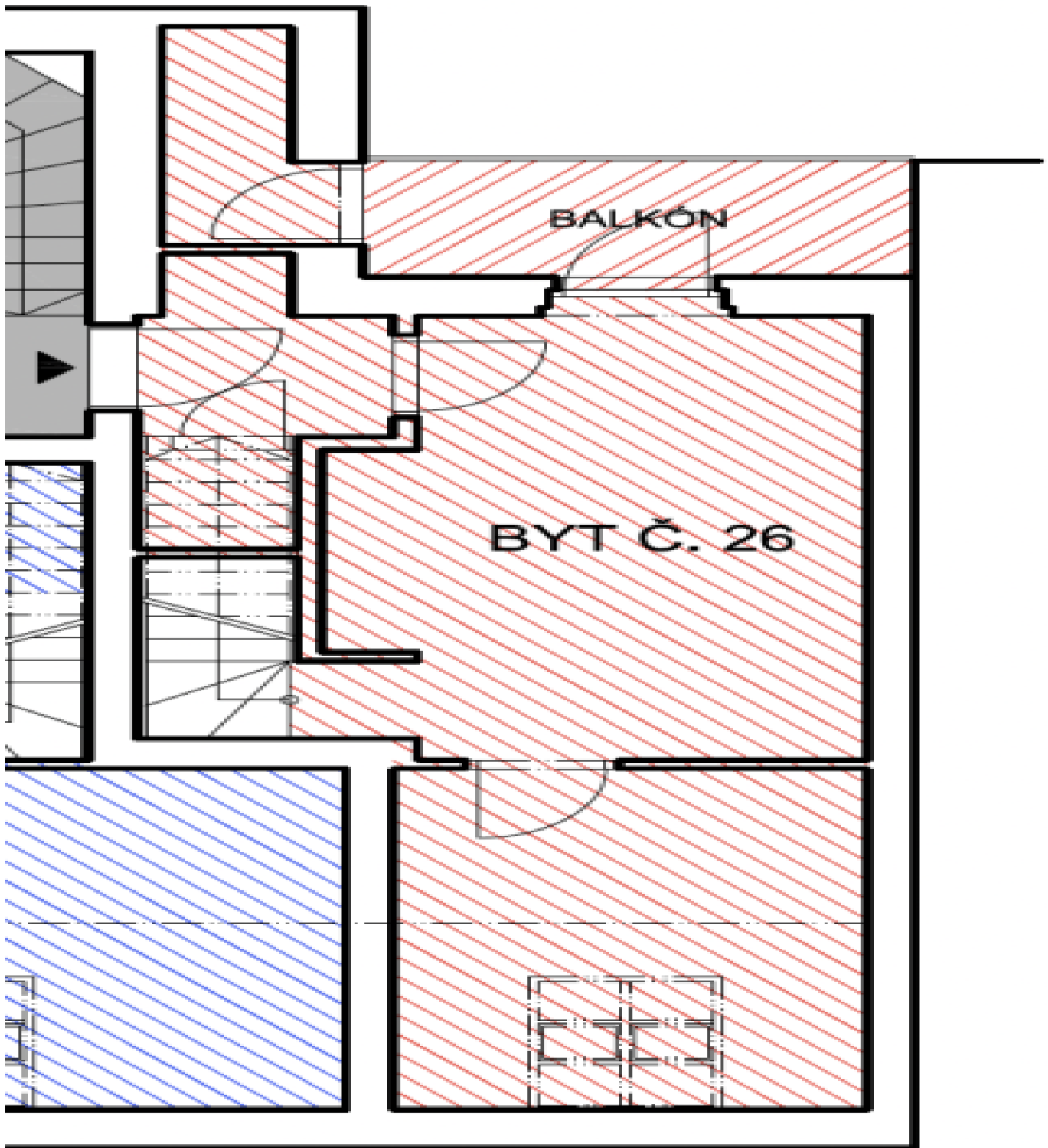
The building stands on a side one-way street in a sought-after location near the University of Economics, the **Žižkov J. Cimrman Theater**, the **Viktoria Žižkov** football stadium and many shops, restaurants, cafés, and clubs. The nearby tram stop is served by multiple lines. The park on Vítkov Hill and the **Riegrovy Sady** and **Rajská zahrada** parks can easily be reached on foot.

Floor area 60 m<sup>2</sup>, balcony 3.9 m<sup>2</sup> (on the 6th floor m<sup>2</sup>), terrace (on the 7th floor) 8.8 m<sup>2</sup>.

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