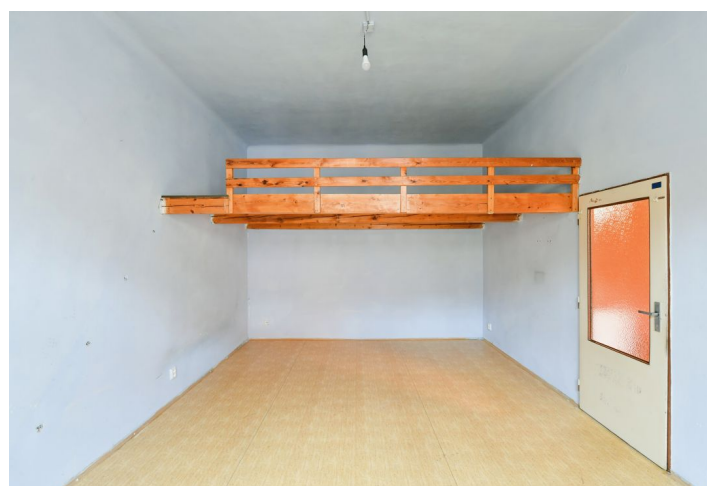


## Apartment Two-bedroom (3+1)

Sold

81.1 m<sup>2</sup>, Prague 3, Žižkov



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Sold

81.1 m<sup>2</sup>, Prague 3, Žižkov

Total area	81 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	42064

\* 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 classic apartment with high ceilings, intended for complete reconstruction, is located on the 3rd floor of a nicely renovated historic apartment building on the border of Žižkov and Vinohrady, on a wide street lined with mature trees, near the beautiful JZP (náměstí Jiřího z Poděbrad), within easy reach of a multitude of services and several parks and just minutes from downtown. Registered as two separate units in the owner's declaration and connected.

The current layout consists of 3 rooms, a separate kitchen (with a preparation for a kitchen), a bathroom with a toilet and bathtub, a closet, a hallway, and a storage in the common area next to the apartment. The unit can be divided into 2 separate units (40.2 sq. m. and 40.9 sq. m.).

The interior is in a condition that requires **complete reconstruction**. The units come with **2 cellars** with a total size of 6 sq. m. The historic apartment building was gradually completely renovated in 2008 and 2010-2013. It has new wooden **casement windows** and a modern **elevator**, renovated common and basement areas, a new roof, distribution (water, electricity, gas), and entrance doors.

A popular location in the **vicinity** of the city center, which is accessible by tram and metro. The building is located close to **Mahlerovy Sady Garden**, within walking distance of the park on Parukářka, several playgrounds, and Jiřího z Poděbrad Square with **farmers' markets**, cozy cafes, and bistros. There are also schools, **tennis courts** or a sports and relaxation center with a **swimming pool** nearby.

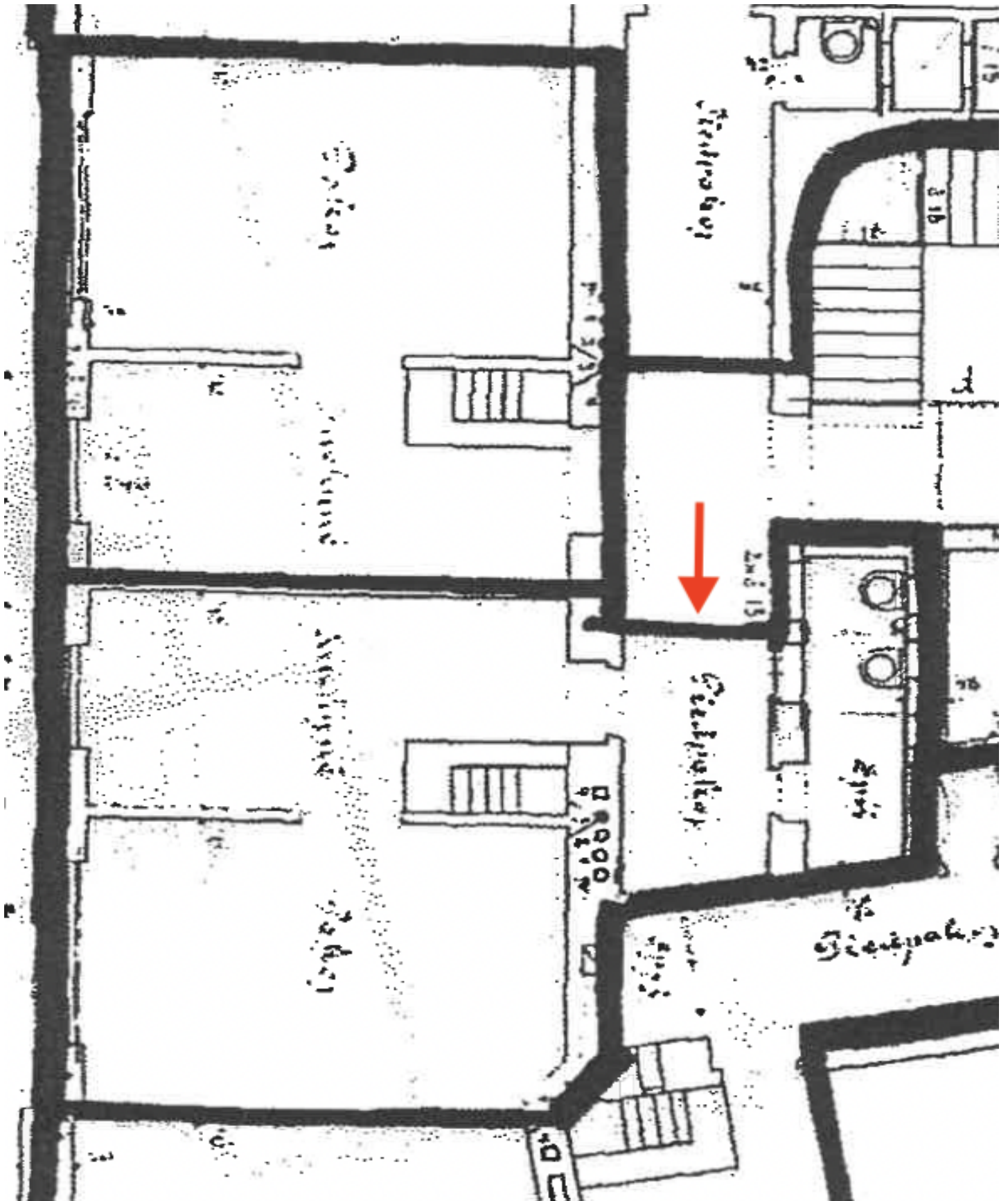
Interior of both units 81.1 m<sup>2</sup> (40.2 m<sup>2</sup> and 40.9 m<sup>2</sup>), 2 cellars (4 m<sup>2</sup> and 2 m<sup>2</sup>).

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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