Apartment Two-bedroom (3+kk)

77 m², Prague 3, Žižkov, Roháčova

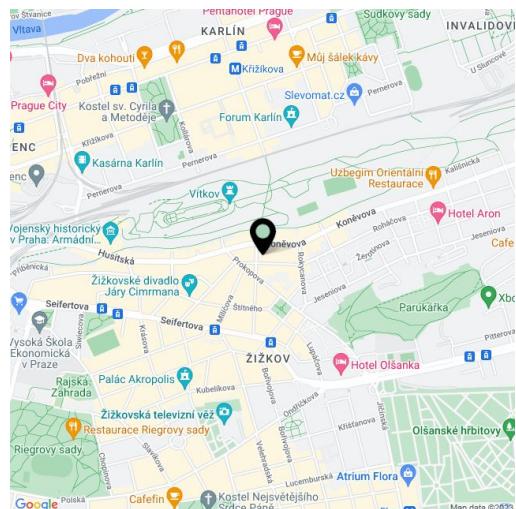**Rented**

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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Apartment Two-bedroom (3+kk)

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77 m², Prague 3, Žižkov, Roháčova

Total area	77 m²
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 3,400. Electricity is billed separately.
PENB	D
Reference number	101336
Available from	Immediately

* 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 high-standard furnished split-level apartment is on the third floor of an Art Nouveau apartment building without an elevator, on a quiet side street in the Žižkov district with an authentic atmosphere. The building stands on a one-way street near Vítkov Hill Park, in a location with full amenities and services in close vicinity and with access to public transport. Nearby is the Žižkov J. Cimrman Theater and the legendary tunnel for pedestrians and cyclists connecting Žižkov with the trendy district of Karlín. There is a bus stop not far from the building, with links to the Florenc metro transfer station. A tram stop is within a 5-minute walk.

The lower entrance level consists of a large living room with a fully fitted open plan kitchen and dining area, a separate toilet, and an entrance hall. On the upper attic floor, there are 2 bedrooms, a bathroom with heated floors, a walk-in shower and a toilet, and a **dressing room**.
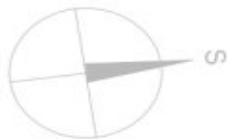
High-standard equipment, **oiled oak parquet floors**, large-format tiles in white marble and gray stone decor complemented by a hexagonal mosaic, Vitra, Sapho, Laufen, and Hansgrohe sanitary ware, white coffered interior doors, historic fireproof entrance door, classic historic Nenadal windows, studio windows with aluminum frames and triple glazing, Velux skylights, steel staircase with oak treads, electric heating.

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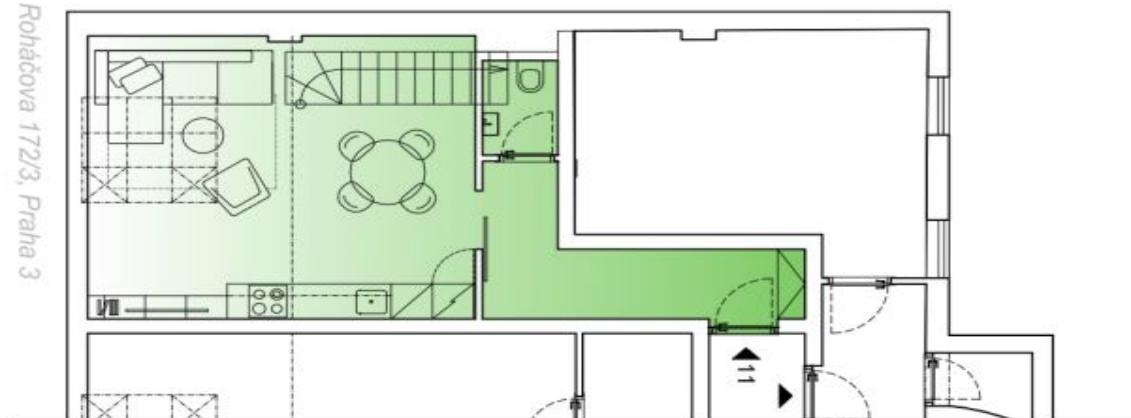
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Roháčova 3

4.NP

BYT 11 | 77,0 m²

Roháčova 1723, Praha 3

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