



## Apartment One-bedroom (2+kk)

Sold

54 m<sup>2</sup>, Prague 3, Žižkov, Hájkova



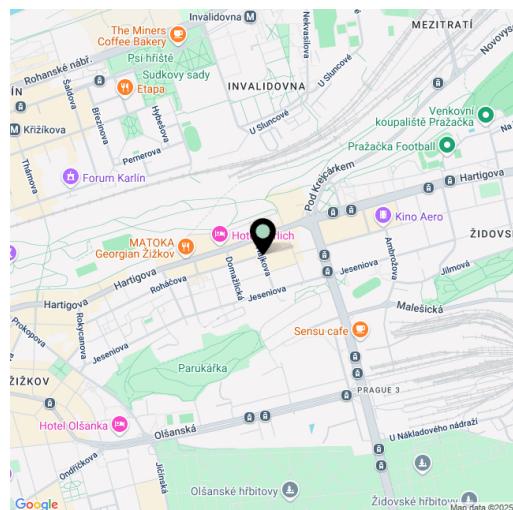


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Total area	56 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Loggia	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	104700



\* 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 very bright, renovated and fully furnished apartment with high ceilings and a glazed loggia is located on the 1st floor of a well-maintained brick house located on a tree-lined side street, close to parks, civic amenities, and public transport stops.**

The area of the apartment consists of a living room with a kitchen, 1 bedroom, a bathroom, a separate toilet, a storage room, and a foyer with access to a **southwest-facing loggia**. Both the loggia and the window in the bedroom face **the quiet green courtyard**.

Both the apartment and the building **have been renovated** and the windows have been replaced with newly made plastic ones with **interior blinds**. Floors are floating laminate; tiles in the bathroom and toilet. Heating is by an electric boiler. Built-in wardrobes in the hall and bedroom offer plenty of storage space. There are also large storage areas in the fully equipped kitchen. The apartment is offered **fully furnished** as shown in the photos, the purchase price also includes a **cellar storage unit. No elevator**.

A convenient location near a bus and tram stop. The ride by bus to the city center to the Florenc transfer station takes only 7 minutes. Everything you need is in the immediate vicinity and the area is made even more pleasant thanks to **Parukářka Park** and the vast **forest park on Vítkov Hill**, as well as other **smaller parks** in the vicinity.

Floor area 53,6 m<sup>2</sup>, loggia 2 m<sup>2</sup>.



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