



Apartment One-bedroom (2+1)

74 m², Prague 3, Žižkov, Křišťanova

Sold



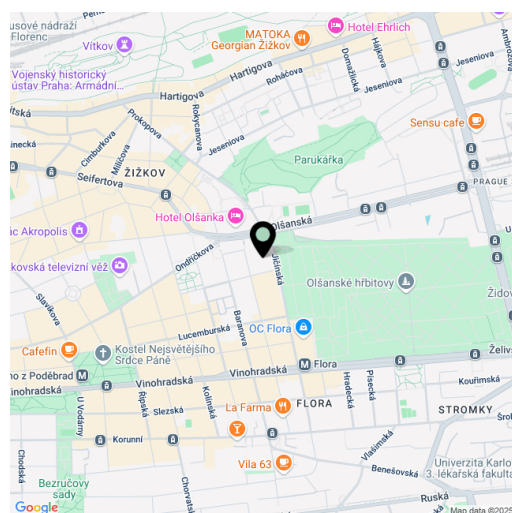


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Total area	84 m²
Floor area*	74 m²
Terrace	10 m²
Parking	Parking space in the courtyard
Cellar	-
PENB	E
Reference number	105240



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This duplex apartment with a terrace offering views of the surrounding development, the Žižkov TV Tower, the area's mature greenery, and the distant surroundings is located on the 5th and 6th floors of a Functionalist apartment building from the 1930s. Its convenient location near the Flora metro station allows you to have everything you need at your fingertips, and a parking space in the courtyard also adds to the high level of comfort.

The entrance level has a kitchen with a dining area, a **sunny** living room, a bathroom (with a shower and toilet), an entrance hall and a utility room with a connection for a washing machine. On the first floor, accessible via a spiral staircase from the living room, is a north-facing bedroom, a **terrace**, and a large bathroom (corner bathtub, toilet).

The apartment was created as an addition in 2001, the interior is suitable for complete reconstruction, and it is **also possible to modify the layout**. The windows are **wooden**; heating is provided by a gas boiler. The building is in good technical condition and has an **elevator**. The apartment includes an **outdoor parking space** in the courtyard.

Literally a few steps from the building is a kindergarten, elementary and secondary schools or art school, the Atrium Flora shopping and entertainment center and many small shops, and a pharmacy. A sports center with a swimming pool are also nearby. The city center is only a few minutes away by metro or tram, and the landscaped green areas in Mahlerovy Sady Garden or Parukářka Park make the area more pleasant.

Floor area 74.1 m², terrace 9.7 m².