



Apartment One-bedroom (2+kk)

Sold

48 m², Prague 3, Žižkov, Lucemburská



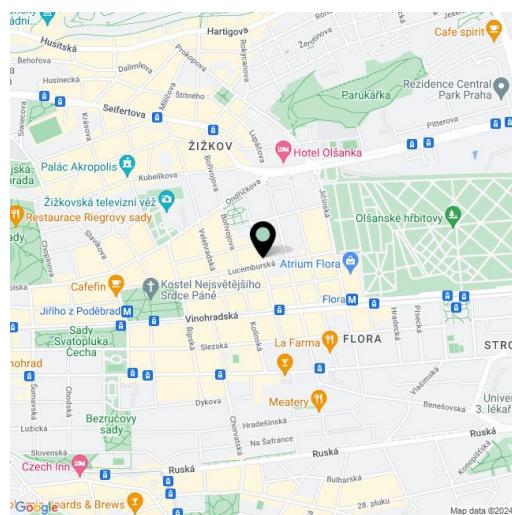


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Total area	53 m ²
Floor area*	48 m ²
Balcony	5 m ²
Parking	-
Cellar	Yes
PENB	C
Reference number	105513



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This newly renovated apartment with a balcony in an apartment building with an elevator located in the very heart of Vinohrady and Žižkov will offer new owners stylish living in a lucrative part of Prague.

The apartment is located on the 4th above-ground floor and its main space consists of a living room with a fully equipped kitchen with a **wine cellar**. From it, you can enter both the **south-facing balcony** and the bedroom conveniently located to the north towards the quiet courtyard. The apartment also has a bathroom with a shower, a toilet with a bidet shower and sink, and an entrance hall. The apartment comes with a **cellar** in the basement of the building.

The tastefully furnished interior sensitively combines **preserved original elements with modern equipment** and functional technologies. Refurbished **casement windows** are complemented by new **wooden parquet floors of the first batch**, and the kitchen is equipped with **Bianco Sardo** granite and **Siemens** appliances. The built-in utility room contains, among other things, a **Protherm** electric boiler connected to an intelligent **Honeywell** system that allows heating to be controlled from anywhere. The bathroom is equipped with high-quality **Villeroy & Boch** and **Hansgrohe** sanitary ware. The building was totally renovated in 2016-2019 (common areas, roof, elevator).

In the immediate vicinity of the property are restaurants, bistros and cafes, small local shops, and a large shopping center, and popular **farmers' markets** are held on nearby **Jiřího z Poděbrad Square**. A metro station and tram stop are about a 3-minute walk away, and the ride to the city center takes less than 5 minutes. **Numerous nearby parks** provide the opportunity to escape from the hustle and bustle of the city.

Floor area 48.3 m², balcony 4.75 m², cellar.



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