



## Apartment One-bedroom (2+1)

89.5 m<sup>2</sup>, Prague 3, Žižkov, Čajkovského

€ 605 998 | CZK 14 750 000



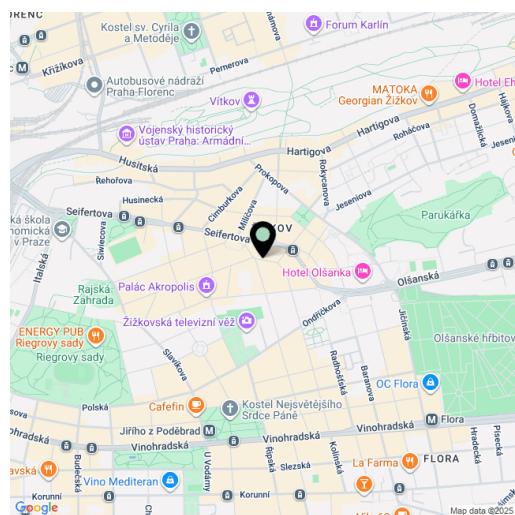


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Total area	101 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	108825



\* 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 100 m<sup>2</sup> air-conditioned duplex apartment is part of a classic residential building with an elevator. The brick row house stands in a convenient location in Prague 3 – Žižkov, in an area with all necessary amenities, only a 5-minute tram ride from the city center.**

The entrance level (6th floor) consists of a large bright living room with an open plan kitchen and views of Prague, as well as a bedroom, a bathroom (with a bathtub), a separate toilet, and a hall. In the upper part of the apartment, there is a **spacious gallery** suitable for a study. From the southwest-facing terrace, there is a **nice view** dominated by the **Church of St. Prokop** and the **Žižkov Television Tower**.

The apartment was built in 2007. The interior is made more cozy by **wooden floors**, and the roof windows have wooden frames. The **Hanák** kitchen is fully equipped with built-in appliances (including an induction cooktop). The apartment is secured by a **security system**, heating is provided by a Buderus gas boiler, and **air-conditioning** ensures optimal temperature even on hot days. The building is well maintained, and the **elevator** goes up to the 7th floor.

The surroundings offer a wide selection of restaurants, cafés, bistros, shops, and services. **Sports facilities**, schools, and a tram stop with many lines are within comfortable walking distance. The journey to the city center takes only a few minutes. The area is enhanced by several parks—**Mahlerovy Sady Park** is close-by, and **Riegrovy Sady Park** or **Parukářka** are also within reach.

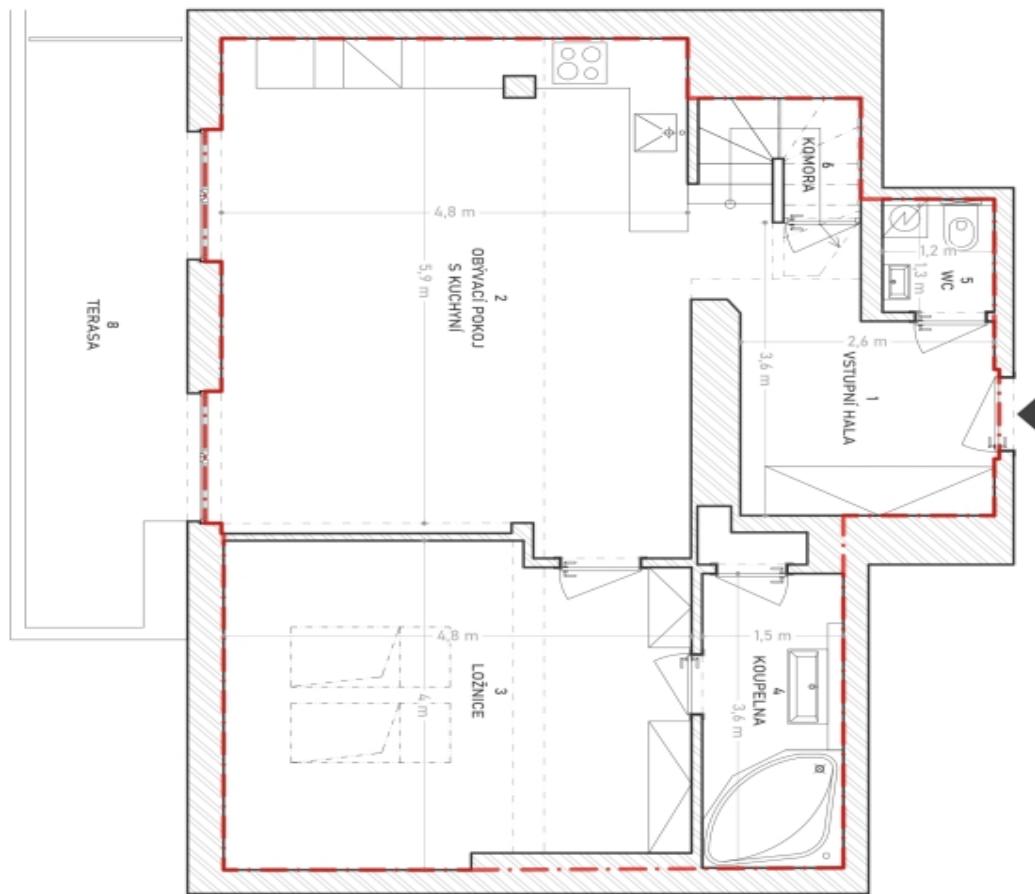
Floor area 89.5 m<sup>2</sup> + terrace 11.8 m<sup>2</sup>, according to the owner's declaration 102 m<sup>2</sup>.



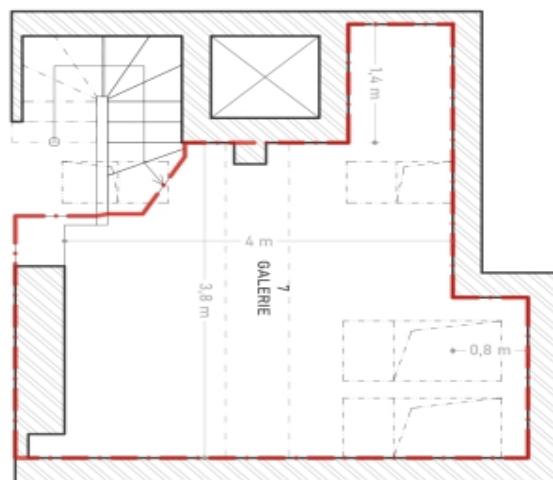
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VÝMĚRY MÍSTNOSTÍ	
	BÝTOVÁ JEDNOTKA 28
č.M.	POPIS
1	VSTUPNÍ HALLA
2	OBÝVACÍ POKOJ S KUCHYNÍ
3	LOŽNICE
4	KOUPELNA
5	WC
6	KOMORA
7	GALERIE
8	TERASA
	UŽITNÁ PLOCHA + BALKON (m <sup>2</sup> )
	PŘIHLÁŠKOVÁ PLOCHA BYTOVÉ JEDNOTKY (m <sup>2</sup> )
	89,5
	84,2
	11,8
	96,00



Celková poštová plátna bytové jednotky je stanovena podle Nářízení vlády 366/2013