



Apartment Two-bedroom (3+kk)

Sold

72 m², Prague 3, Žižkov, Domažlická





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Total area	112 m²
Floor area*	72 m²
Terrace	40 m²
Parking	-
Cellar	-
PENB	D
Reference number	109781

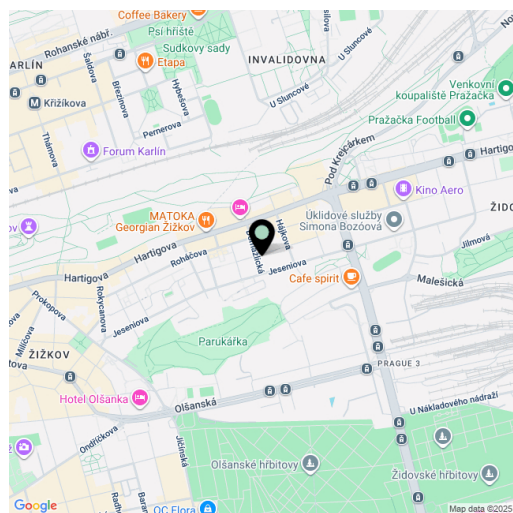
Bright attic air-conditioned apartment with a terrace, situated on the 5th floor of a renovated apartment building with an elevator on a quiet street in Prague 3, Žižkov, close to popular Parukářka Park. Fast transport access to the center.

The layout of the apartment (attic conversion) consists of a living room with a kitchenette, two bedrooms, a bathroom with a bathtub, a separate toilet, and an entrance hall. Upstairs is a storage room and access to the east-facing **40 m² terrace**.

The floors are **wooden floating floors** combined with tiles. Facilities include a security entrance door, built-in furniture in the bedroom, and a fully equipped kitchen unit. On the rooftop terrace, there is a practical garden shed (approx. 4 m²). Heating is provided by a new gas boiler.

All civic amenities are in the immediate vicinity; transport connections to the center are provided by buses, the ride to the **Florenc** metro transfer station takes only 5 minutes. There is also a tram stop within walking distance with connections to the center and the **Želivského, Flora, or Palmovka** metro stations. The neighboring large **Parukářka Park** has a bike path, playground, pub, and picnic area.

Floor area 71.9 m², rooftop terrace 40 m².



* Size of the unit according to the Housing Act.

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

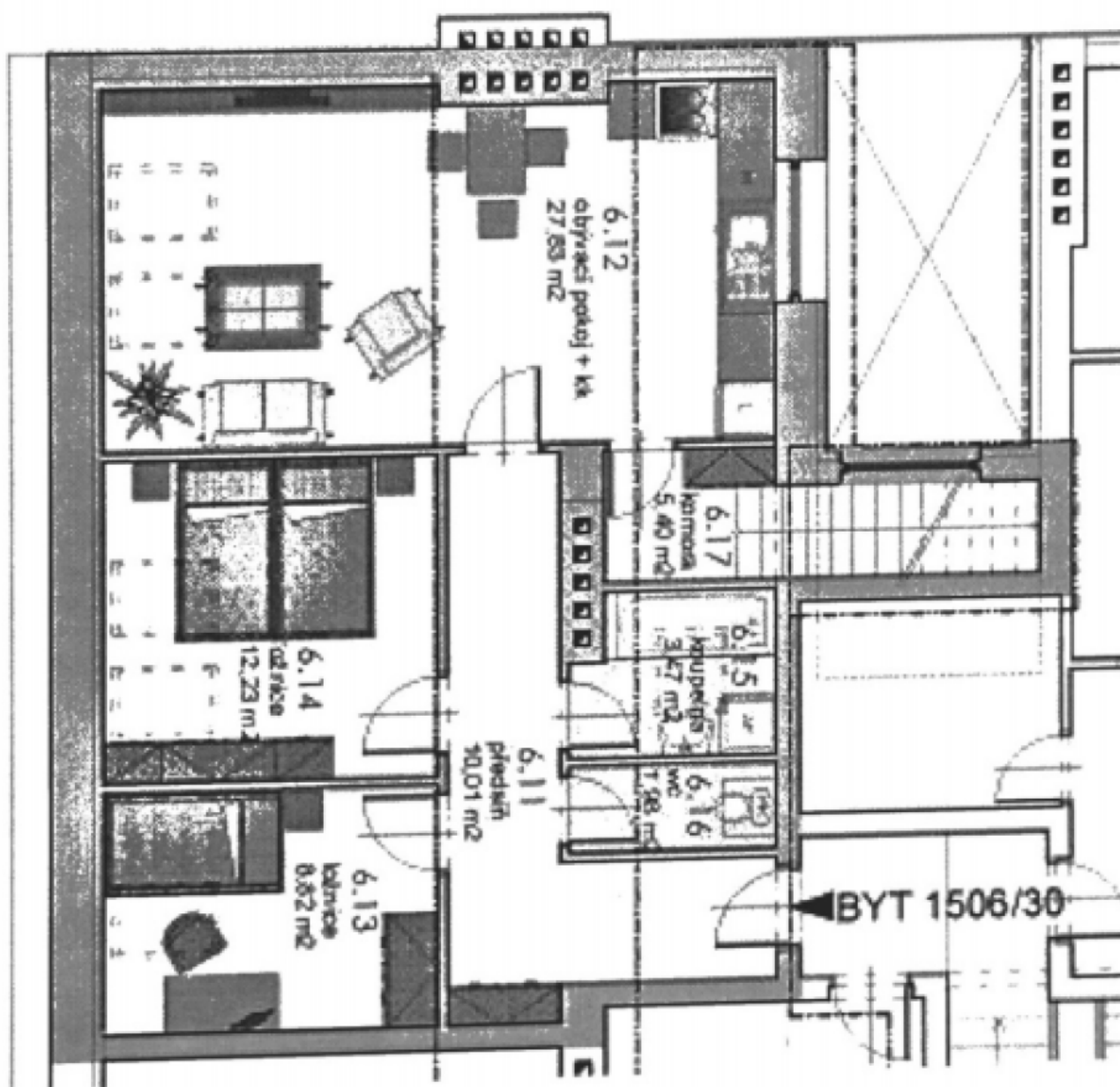


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