



Apartment One-bedroom (2+1)

56 m², Prague 3, Žižkov, Hartigova

Sold





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Total area	58 m²
Floor area*	56 m²
Balcony	2 m²
Parking	-
Cellar	11 m²
PENB	E
Reference number	110245

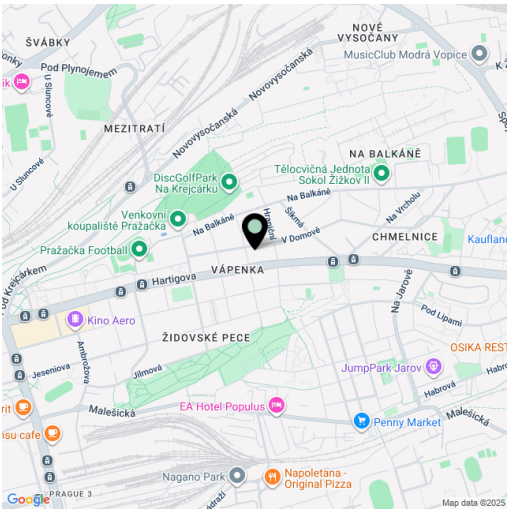
This bright, partly furnished one-bedroom apartment with a balcony is on the 3rd floor of a residential building with an elevator in Žižkov, within quick reach of all amenities, parks, and the Pražská sports complex. The price also includes a spacious cellar and a share in two commercial units that generate regular income.

The apartment consists of an entrance hall with a kitchen and balcony facing the courtyard, two rooms, a bathroom with a shower, and a separate toilet. A spacious cellar located in the basement and accessible by elevator belongs to the unit, and the sale also includes a share in the ground-floor commercial spaces of the building, providing an annual income of approximately CZK 45,000. Parking in the residential zones around the building is hassle-free.

Between 2018 and 2023, the apartment was completely renovated, which included the replacement of floor structures and surfaces, new plasterboard ceilings, new wooden interior doors, and a secure entrance door. Windows are plastic; floating floors in the rooms. Heating is provided by a private gas condensing boiler with a storage tank. In Q4 2025, a full refurbishment of the cellar spaces and storage units in the building is scheduled.

Žižkov is a district with a distinctive character and lively atmosphere, offering plenty of green spaces and activities for all generations. Everything you need is literally at your doorstep—shops, offices, restaurants, cafés, and healthcare facilities. For walking or running, you can head to nearby Vítkov Hill or the Židovské Pece Park, while the bike path takes you through the tunnel to Karlín or in the opposite direction to Vysočany. Thanks to tram lines from the nearby Strážní stop, the city center is easily accessible.

Floor area 56.4 m², balcony 2 m², cellar 10.6 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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