



## Apartment One-bedroom (2+1)

Sold

56 m<sup>2</sup>, Prague 3, Žižkov, Hartigova



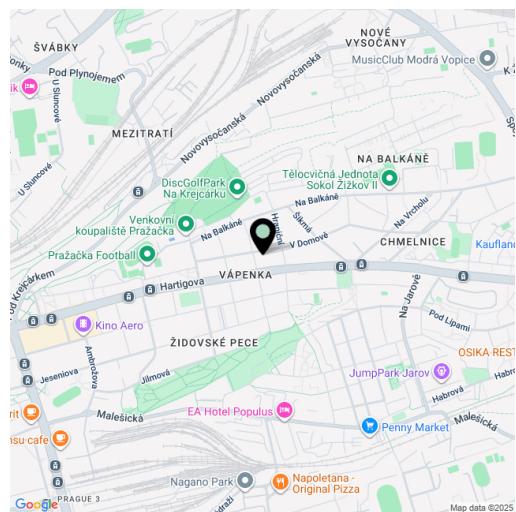


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Total area	58 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	11 m <sup>2</sup>
PENB	E
Reference number	110245



\* Size of the unit according to the Housing Act.

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

**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 Pražácka 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 m<sup>2</sup>, balcony 2 m<sup>2</sup>, cellar 10.6 m<sup>2</sup>.



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