



## Apartment Three-bedroom (4+kk)

€ 817 584 | CZK 19 900 000

108 m<sup>2</sup>, Prague 3, Žižkov, Žerotínova



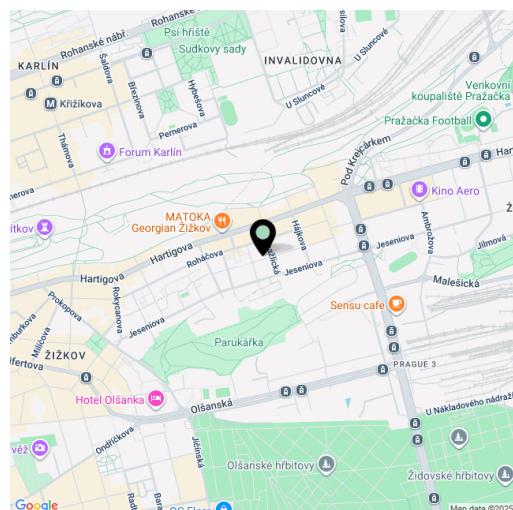


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Total area	140 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	28 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	110848



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

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

**This beautifully bright, air-conditioned duplex apartment with a rooftop terrace and balcony occupies the top two floors of a refurbished brick building in Žižkov, just a 3-minute walk from a bus stop and the entrances to the Vrch Vítkov and Parukářka parks, with full amenities and the city center within easy reach.**

Located on the 4th floor, the entrance level features a **south-facing** living room with a fully equipped kitchen and access to a courtyard-facing **balcony**, two bedrooms (one with a walk-in closet), a bathroom with a bathtub, a separate toilet, storage space under the stairs, and a spacious entrance hall.

The upper floor is designed as a large open space with flexible use, complemented by a bathroom with a shower and toilet and access to the **rooftop terrace**.

Apartment can be purchased both furnished and unfurnished. In 2024, new **air-conditioning units** were installed on both levels; heating is central. Residents can enjoy a landscaped communal garden in the courtyard. Parking is available in the blue residential zone directly in front of the building.

Žižkov is a district with a unique atmosphere that combines a vibrant urban life with **plenty of greenery** and opportunities for active family living. In the immediate vicinity, there are schools of all levels, shops, offices, restaurants, cafés, and medical facilities. The nearby **Vítkov Hill** and **Parukářka parks** are perfect both sports and relaxation activities. The bike path running along Vítkov Hill leads directly to the city center, through a tunnel to **Karlín**, or in the opposite direction to **Vysočany**. Convenient bus connections from a nearby stop provide quick access to the Florenc metro transfer station.

Floor area 108.1 m<sup>2</sup>, terrace 27.8 m<sup>2</sup>, balcony 4.4 m<sup>2</sup>.



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Žerotínova

5. NP

1	Hala
2	Obývací pokoj + Kuchyň
3	Komora
4	WC
5	Koupelna + WC
6	Ložnice
7	Ložnice
8	Šatna
9	Schodiště
10	Ložnice
11	Koupelna + WC
12	Balkon
13	Terasa

