



## Apartment Three-bedroom (4+kk)

€ 817 584 | CZK 19 900 000

108 m², Prague 3, Žižkov, Žerotínova





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Total area	140 m²
Floor area*	108 m²
Balcony	4 m²
Terrace	28 m²
Parking	-
Cellar	-
PENB	C
Reference number	110848

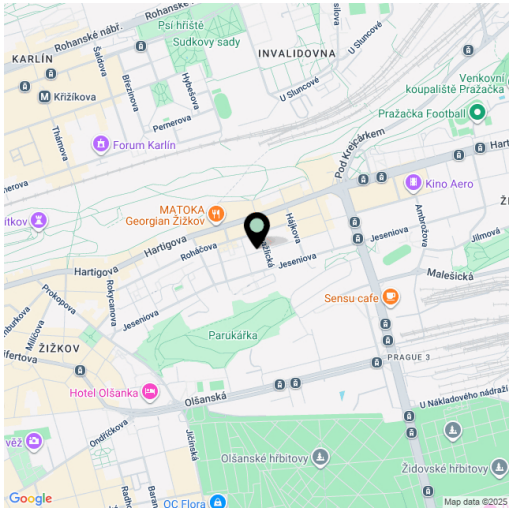
This beautifully bright, air-conditioned duplex apartment with a rooftop terrace and balcony occupies the top two floors of a refurbished brick building in Žižkov, just a 3-minute walk from a bus stop and the entrances to the Vrch Vítkov and Parukářka parks, with full amenities and the city center within 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 m², terrace 27.8 m², balcony 4.4 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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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

