



## Apartment Two-bedroom (3+kk)

€ 550 534 | CZK 13 400 000

77 m<sup>2</sup>, Prague 3, Žižkov, Roháčova



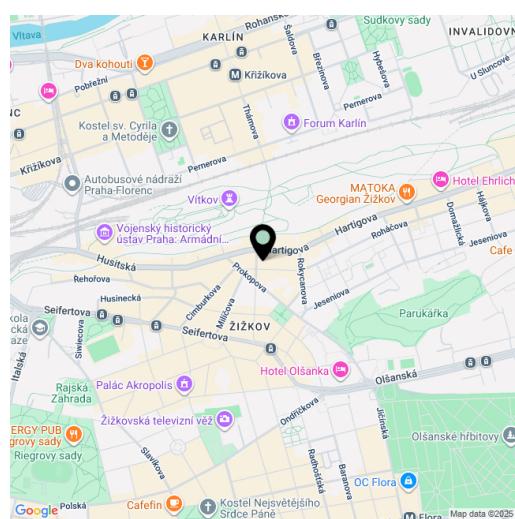


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Total area	77 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	F
Reference number	110896



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**This furnished duplex apartment with air-conditioning is spread out over the top two floors of a new attic conversion from 2021. The Art Nouveau apartment building, without an elevator, is located on a quiet side street in a broader central area, in Prague 3 – Žižkov, close to the expansive Vítkov Park.**

On the entrance level, there is a living room with a kitchen and dining area, a hallway, and a separate toilet. The upper floor houses 2 bedrooms, a bathroom (with a shower and toilet), and a walk-in closet.

The floors feature **oiled oak parquet** and large-format tiles in **white marble** and **gray stone** designs, complemented by **hexagonal mosaic** accents. The bathroom is equipped with underfloor heating and sanitary fittings from Vitra, Sapho, Laufen, and Hansgrohe. The levels are connected by a steel staircase with **oak treads**. The apartment's entrance door is fire-rated in a historic style, and the interior doors are white paneled. **Custom-made windows** by the Nenadal carpentry workshop replicate the original designs. On the upper level, the apartment features studio windows with aluminum frames and triple glazing, as well as **Velux** roof windows. Heating is electric. **The listed price includes all furnishings shown in the photographs, it is possible to additionally purchase a cellar.**

**The intimate Art Nouveau building, without an elevator, is situated on a quiet one-way side street near Vítkov Park, popular with cyclists, rollerbladers, runners, families with children, and dog owners. The area stands out for its range of services and easy access to public transport. Nearby amenities include a **Scio school**, state nursery and primary schools, and a **music high school**. Close-by is also the **Žižkov Theatre of J. Cimrman** and a well-known **pedestrian and cyclist tunnel** connecting Žižkov with the trendy Karlín district. By bus, you can quickly reach the Florenc metro transfer station, and a tram stop is just a 5-minute walk away.**

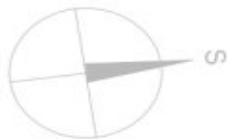
Floor area 77 m<sup>2</sup>.



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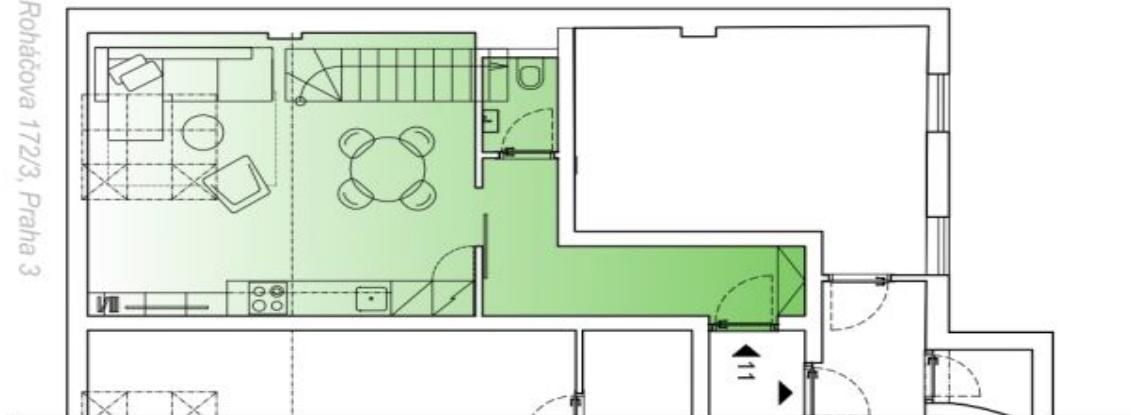
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Roháčova 172/3, Praha 3

4.NP  
BYT 11 | 77,0 m<sup>2</sup>

Roháčova 3



5.NP

