



## Apartment One-bedroom (2+kk)

€ 391 027 | CZK 9 500 000

64 m<sup>2</sup>, Prague 3, Žižkov, Sudoměřská



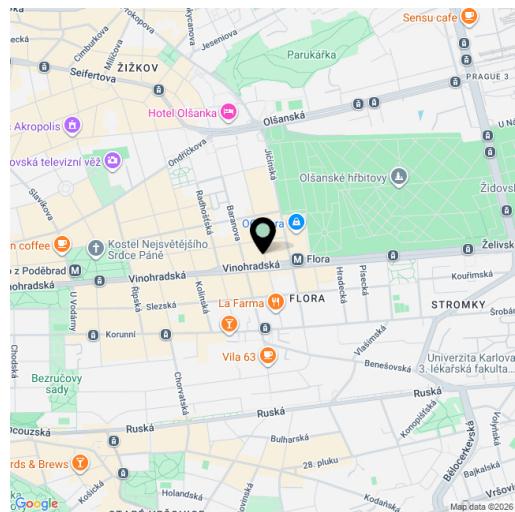


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Total area	64 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	111269



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

**This spacious and very bright apartment is located on the 1st floor of a Functionalist building from the 1930s in a sought-after area of on the border of Vinohrady and Žižkov, less than a three-minute walk from the Flora metro station and shopping mall, as well as Jiřího z Poděbrad Square.**

The apartment is **cooperative-owned** and consists of a living room and kitchen, a bedroom, a bathroom, a separate toilet, a storage room, and an entrance hall. The property includes a **cellar**. Resident parking is available in the surrounding streets via blue zone parking permits.

The apartment features new large-format windows and high ceilings. Floors are a combination of wooden parquet and floating floors. Facilities include a fitted kitchen.

The advantageous location offers full civic amenities and excellent transport accessibility. The **Flora** metro station and tram stop are just a few minutes' walk from the building, as is the Atrium Flora shopping center, which provides a wide range of shops, services, and restaurants. Sports enthusiasts will appreciate the Julie Hilmarová squash center or the **Olšanka sports complex** with a swimming pool and sauna. For relaxation and outdoor walks, **Parukářka Park** offers beautiful views of Prague, while the expansive Vítkov Hill park is also nearby.

Floor area 64 m<sup>2</sup>.

The apartment is leased until April 31st, 2026.