



Apartment One-bedroom (2+kk)

Sold

109 m², Prague 3, Žižkov, Lucemburská



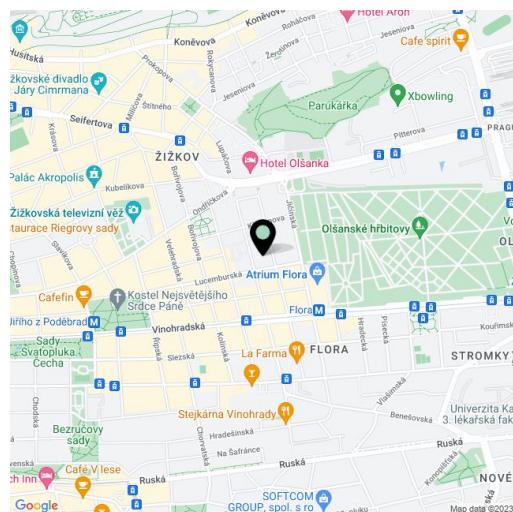


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Total area	139 m ²
Floor area*	109 m ²
Terrace	30 m ²
Parking	-
Cellar	Yes
Service price	2 000 CZK monthly
PENB	G
Reference number	28030



* 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.

Unique apartment with design elements and a large roof terrace that provides not only relaxation but also a 360 ° view of the surrounding rooftops and green areas. The apartment is situated in a maintained apartment building with a lift in a location with a fast connection to the center on the border of Žižkov and Vinohrady.

The 7th floor layout consists of a living room with a kitchen area, 1 bedroom with a balcony facing the courtyard with tall trees, a walk-in bathroom with bathtub and shower, separate toilet and walk-in closet. A wooden staircase leads to the roof terrace.

Using a partition wall in the living room, you could create a second bedroom. The entrance to the apartment is on a lower level, where there is also a utility room with a connection for a washing machine.

The apartment features **wooden floors** and windows (1 classic, another skylight with roller shutters). The kitchen is equipped with Ariston appliances (gas hob with electric grill) and built-in cabinets that go up to the ceiling. The **designer bathroom** impressively combines glass, wood and decorative walls, built-in faucets, daylight penetrates into the shower enclosure through the skylight. Heating and water heating by a Buderus gas boiler concealed in the utility room.

The location has great transport accessibility to the center: Metro stations and tram stops from Jiřího z Poděbrad or Flora are just a few minutes on foot. The area has a variety of restaurants, shops and a large shopping center. The Parukárka park and Riegrovy Orchards are nearby.

Interior 109 m², terrace 30 m², balcony 1,9 m².