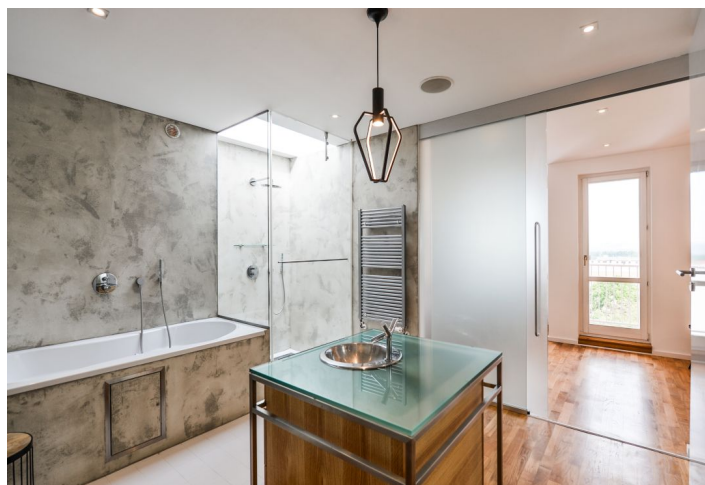
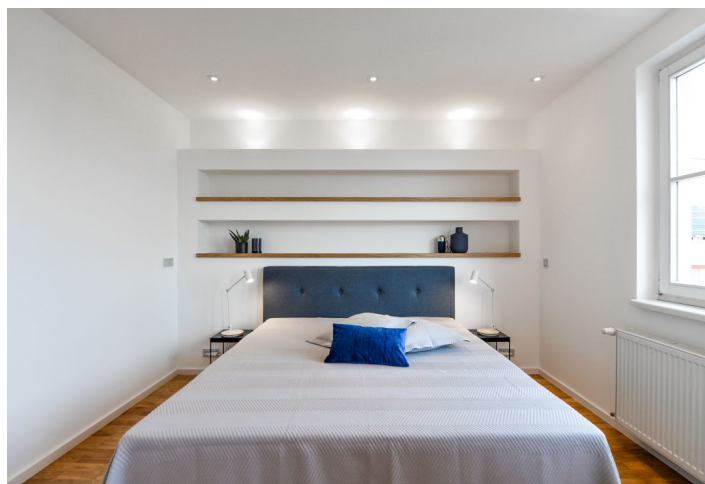




## Apartment One-bedroom (2+kk)

Rented

109 m<sup>2</sup>, Prague 3, Žižkov, Lucemburská





## Apartment One-bedroom (2+kk)

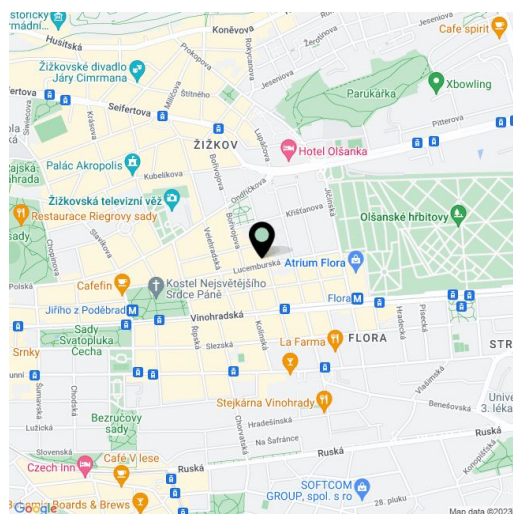
**Rented**109 m<sup>2</sup>, Prague 3, Žižkov, Lucemburská

Total area	156 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	45 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Deposit for common building charges and water CZK 2,400/month. Gas and electricity are billed separately.
PENB	G
Reference number	30196
Available from	01.11.2026

Boasting a 45 sq. m. rooftop terrace providing panoramic views of the city and Parukářka Park, this attractive air-conditioned boutique attic apartment has recently been fully renovated and furnished. Situated on the fifth floor of a well-maintained traditional building with an elevator on a quiet street on the border of Žižkov and Vinohrady, with convenient access to the city center and full amenities in the area. The Flora metro station and the Atrium Flora shopping mall is a short walk away, and Jiřího z Poděbrad Square and Riegrovy Sady Park are within walking distance.

The apartment is accessed from the fifth floor, where there is an entrance hall with a utility room. The interior of the sixth floor includes an open entrance hall with built-in wardrobes, a living room with a fully integrated open plan kitchen and dining area, a walk through bathroom with a bathtub, a walk-in shower, a toilet, and a **walk-in closet**, one bedroom with **balcony** access, and a staircase leading to the **rooftop terrace**.

Other features include **air-conditioning**, **hardwood floors**, tiles, a gas boiler, a washer/dryer, a dishwasher, a microwave oven, a waste disposal unit, cable TV. Available from mid-August 2023 (or earlier upon agreement).



\* 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.