



Apartment One-bedroom (2+kk)

Sold

53 m², Prague 3, Žižkov, Přemyslovska

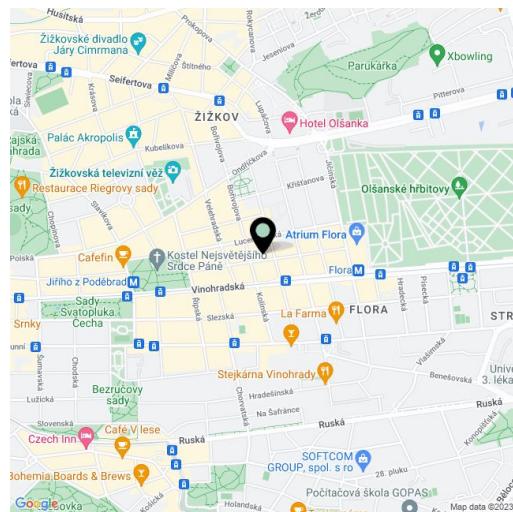




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Total area	53 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	32409



* 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 newly reconstructed and fully equipped apartment with a practical layout is located on the 2nd floor of an apartment building in a sought-after location close to the city center, on a one-way street near Jiřího z Poděbrad Square.

The layout of the **east-facing apartment** consists of a living room, a bedroom, a hall with a kitchen corner, a bathroom with a shower and a toilet, a utility room, and a foyer.

The interior has undergone a **complete, very costly renovation** using premium materials and modern technology. With preserved original architectural features combined with **modern equipment (included in the purchase price)**, the interior stands out for its uniqueness. Facilities include **new oak parquet floors, refurbished casement windows**, a custom made basic kitchen with built-in **Bosch appliances** and a **Bianco Sardo granite countertop**, built-in lit wardrobes, **Villeroy & Boch** and **Grohe** sanitary ware, Italian tiles, and top-quality British **Farrow & Ball Colors** paint. Heating and hot water are provided by a **Protherm gas condensing boiler** with high efficiency and low operating costs, a **Honeywell's intelligent home system** allows you to control the heating via smartphone from any part of the world. The unit comes with a **cellar** in a dry and clean basement. The house has an **elevator** (to the mezzanine). Parking is in front of the house in the residents' zone.

The location offers excellent transport accessibility - the Flora and Jiřího z Poděbrad metro stations (line A) and tram and bus stops are within walking distance. Nearby, there are complete civic amenities - a large shopping center, shops, a post office, a pharmacy, cafes, bistros, or restaurants. **Riegrový Sady Park** and **Parukářka Park** are close-by and are perfect for walks.

Interior 53 m², cellar 4 m².



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