



## Apartment Two-bedroom (3+kk)

Sold

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



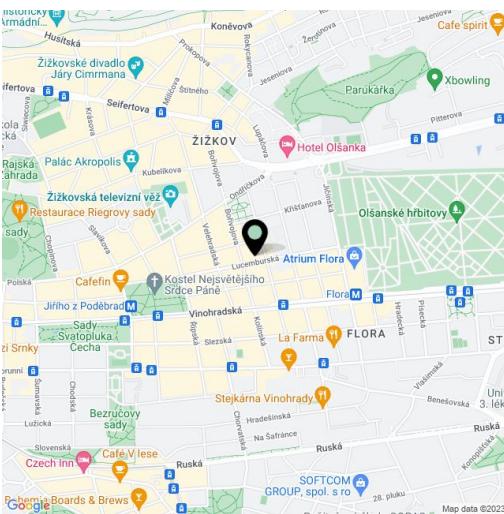


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Total area	139 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 820 CZK monthly
PENB	F
Reference number	32655



\* 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 airy duplex apartment with air conditioning and a large terrace facing the courtyard is situated on the 5th floor of a reconstructed corner apartment building with an elevator. The side street just off of Jiřího z Poděbrad Square is in a sought-after location on the border of Vinohrady and Žižkov.

The entrance floor consists of a living room with a kitchen, illuminated by two rows of west-facing skylights, a master bedroom with an en-suite bathroom and a walk-in closet, a 2nd bedroom, a central bathroom, a guest toilet, a large hall, and a utility room with a connection for a washing machine. On the first floor, there is a gallery useable as a study, which leads to a terrace with **beautiful views** of the surrounding rooftops, the Žižkov TV Tower, and the **Church of the Sacred Heart of Jesus** by Josip Plečník, inspired by Noah's Ark, on Jiřího z Poděbrad Square.

Facilities include **2 air conditioning units**, a **wood-burning fireplace**, wooden lacquered floors, wooden Velux skylights with interior and exterior blinds, interior wooden doors, and a **pergola** on the terrace. Heating is by a new Junkers gas boiler.

The popular location offers full infrastructure: fast connections to the city center by metro and trams, a wide range of high-level services, proximity to landscaped greenery. Within walking distance are restaurants, cafes, bistros, bakeries, farmers' markets, a business and entertainment center, a post office, banks, or pharmacies. There are several parks in the area, the largest of which is **Riegrovy Sady Garden** with a playground, a garden restaurant, and a gym with a swimming pool. In **Mahlerovy Sady Garden** near the Žižkov TV Tower there is a mini-golf course, a petanque area, a picnic garden, and an outdoor ice-skating rink in winter.

Interior 97.8 m<sup>2</sup>, terrace 40.7 m<sup>2</sup>.