



## Apartment Three-bedroom (4+kk)

**Sold**

130 m<sup>2</sup>, Prague 3, Žižkov, Křišťanova





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130 m², Prague 3, Žižkov, Křištanova

|                  |        |
|------------------|--------|
| Total area       | 137 m² |
| Floor area*      | 130 m² |
| Balcony          | 7 m²   |
| Parking          | -      |
| Cellar           | Yes    |
| PENB             | G      |
| Reference number | 36946  |

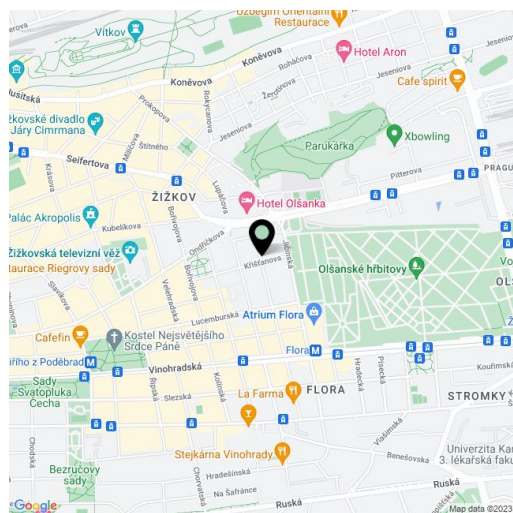
This completely renovated apartment with a balcony and 2 bathrooms is situated on the 1st floor of a Functionalist apartment building with an elevator and preserved original features located on the border of Žižkov and Vinohrady.

The tastefully designed interior features an **air-conditioned** living room with a dining area and a fully fitted kitchen, a master bedroom with built-in wardrobes, an en-suite bathroom (walk-in shower, bidet), and a fitted **walk-in closet**, a bedroom with a **balcony** facing the street, and a bedroom with built-in wardrobes and storage. There is also a second bathroom (bathtub, walk-in shower, toilet, utility area), a separate toilet, and an entrance hall with built-in wardrobes and **library shelves**.

Quality equipment and finishes, large windows, **hardwood floors**, large-format tiles, security entry door, central heating, "**smart**" **design lighting fixtures**, alarm, **attic storage**. One or two **parking spaces** are available in a nearby garage at CZK 3,000/space/month.

A sought-after residential location with full amenities in the immediate vicinity and very quick access to the city center, within walking distance of the Flora metro station and the Atrium Flora shopping and entertainment center. Within walking distance is also the Olšanka sports center with a swimming pool and the popular **Parukářka** and **Riegrovy sady** Parks.

Interior 130 m², balcony 7.3 m².



\* 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.



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