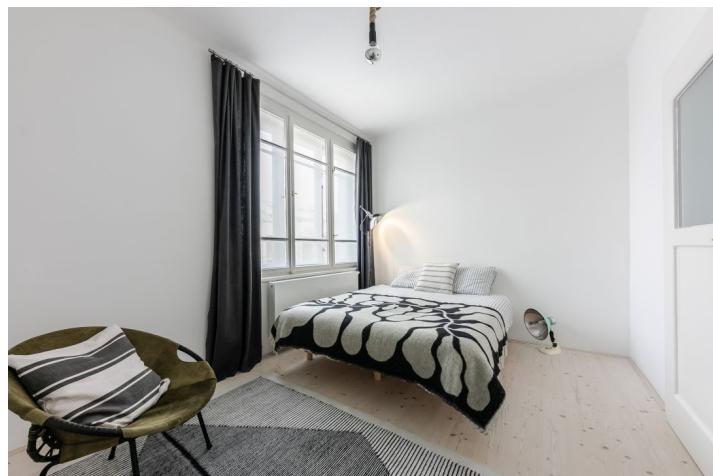




## Apartment One-bedroom (2+kk)

Sold

49.74 m<sup>2</sup>, Prague 3, Žižkov, U Kněžské louky



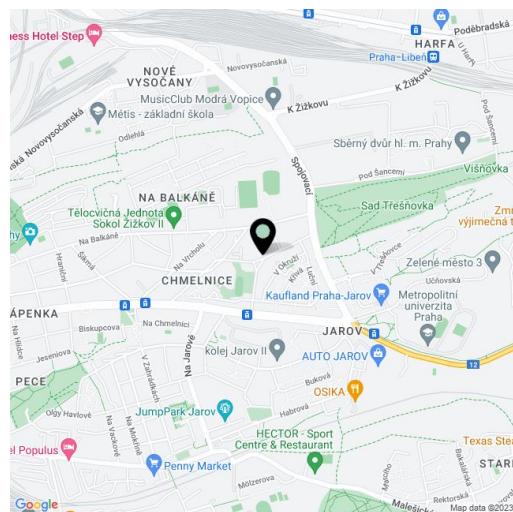


## Apartment One-bedroom (2+kk)

Sold

49.74 m<sup>2</sup>, Prague 3, Žižkov, U Kněžské louky

Total area	55 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38735



\* 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 beautifully lit, cozy apartment with a balcony is located on the 1st floor of a Functionalist apartment building that stands on a one-way street lined with mature trees near the revitalized Třešňovka park and garden, in an easily accessible place with a complete range of services including many sports grounds.

The layout consists of an open plan living room with a kitchen, dining room, foyer, and access to the **balcony**, a bedroom, and a bathroom with two windows.

The apartment was sensitively renovated in 2018; the floors of the living rooms are **whitewashed hardwood pine** with Nordic varnish, concrete in the bathroom. Windows are original casement refurbished (new in the bathroom). Facilities also include a German **Schüller** handleless kitchen equipped with a **granite worktop** and built-in **Siemens** appliances, Duravit and Grohe sanitary ware, and a bidet shower attachment. Heating is by a Vaillant gas condensing boiler.

Everything you need is in the immediate vicinity: supermarkets and other shops, a post office, or a pharmacy. A wide range of sports activities can be enjoyed in the nearby **tennis courts**, multi-purpose sports hall, outdoor gym, or football pitch, and the **Pražáčka sports and recreational complex** is also not far away. The surrounding Třešňovka Garden or the Na Krejčářku Forest Park, which is connected to the **large park on Vítkov Hill**, are perfect spots for a walk or run. Last year, a park with a children's playground located on the same street was revitalized. Transport connections are provided by buses with a stop close to the building, thanks to which you can quickly get to the Vysocanská metro station or tram stop (a 5-minute walk away). The ride to the city center by tram takes about 15 minutes.

Floor area 49.74 m<sup>2</sup>, balcony 5.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.