



Apartment One-bedroom (2+kk)

Sold

101 m², Prague 3, Žižkov, Bořivojova



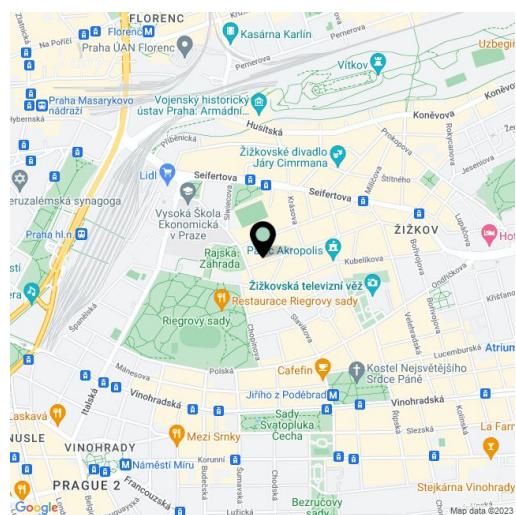


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Total area	117 m ²
Floor area*	101 m ²
Terrace	16 m ²
Parking	-
Cellar	-
PENB	G
Reference number	41420



* 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 absolutely quiet attic apartment with large bright rooms and a sunny terrace is located on the top floor of a renovated building from the 19th century that stands right next to the Rajská Zahrada and Riegrovy Sady parks, within walking distance of Jiřího z Poděbrad Square, the Main Railway Station, and the city center.

The entrance to the apartment is on the 5th floor, from where a wooden staircase with a glass railing leads from the hall to the 6th floor level, where there is the main space of the apartment: a generously apportioned living area with a kitchen (40.5 sq. m.) connected by sliding **French windows to the terrace**, which can also be entered from the large bedroom (31.90 sq. m.). There is also a closet, a hallway, and a **bathroom with a window** (2 sinks, large shower, toilet). All of the apartment's windows face south towards a **quiet courtyard**; the terrace provides **views of mature trees and the Žižkov TV Tower** on one side and of the **city panorama with Prague Castle** on the other.

The tasteful, minimalist style interior with a pleasant atmosphere is full of light, which makes the beauty of the **wooden floors** stand out. The kitchen is fully equipped, the bedroom has a built-in wardrobe. Heating is central. The building has been reconstructed and has nicely maintained common areas and a **new elevator**.

The location on the border of Vinohrady and Žižkov provides a **complete range of services**—a supermarket, many small shops, cozy cafes and bistros, restaurants, traditional Žižkov pubs, sports grounds, and medical services. The city center is within walking distance and there is a tram stop and metro station within easy reach. Several nearby parks make the area very pleasant. **Rajská Zahrada Park** and the adjacent **Riegrovy Sady Park** are only a few steps away from the building.

Interior 101.2 m², terrace 15.5 m².

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