



## Apartment Four-bedroom (5+kk)

Rented

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



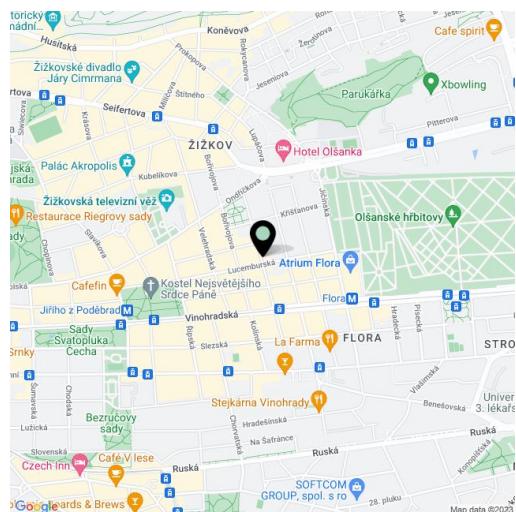


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Total area	170 m <sup>2</sup>
Floor area*	155 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Parking is available in a nearby garage.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, utilities, and Internet: CZK 9,000.
PENB	Not required
Reference number	42476
Available from	Immediately



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This high-standard, semi-furnished split-level apartment with a large balcony and beautiful far-reaching views is situated on the 5th topmost floor of a well-maintained traditional residential building with an elevator, on a quiet tree-lined street on the border of Žižkov and Vinohrady, with convenient access to the city center and full amenities in the area. The Flora metro station and the Atrium Flora shopping mall are a minute's walk away, and Jiřího z Poděbrad Square, Riegrovy Sady Park, and Parukářka Park are within walking distance.

The lower level includes a living room with a fully fitted open plan kitchen and balcony, a toilet, and an entrance hall with a large built-in wardrobe. The upper floor offers an open gallery furnished as a study, a master bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, toilet), three bedrooms, a family bathroom (bathtub, toilet), and a utility room.

**Air-conditioning, hardwood floors, large-format tiles, security entry door, automatic exterior blinds, gas boiler, washer, dryer, induction cooktop, convection oven, steam oven, dishwasher, wine fridge, cellar. Parking is available in a nearby garage at CZK 3,000/space/month.**