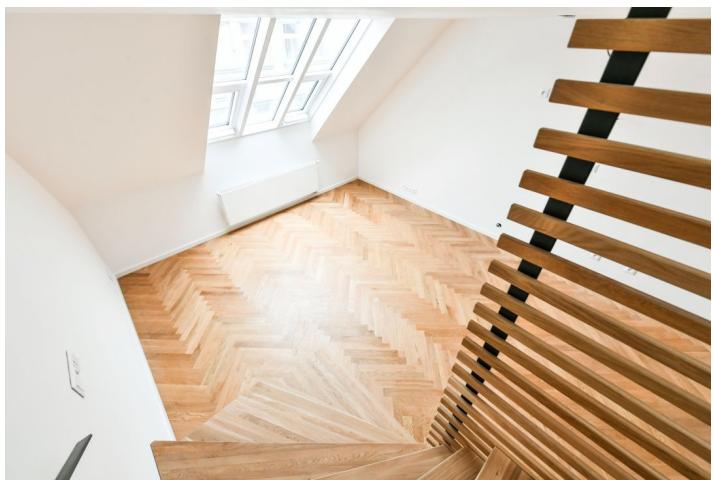




Apartment Three-bedroom (4+kk)

Rented

90 m², Prague 3, Žižkov, Roháčova





Apartment Three-bedroom (4+kk)

Rented

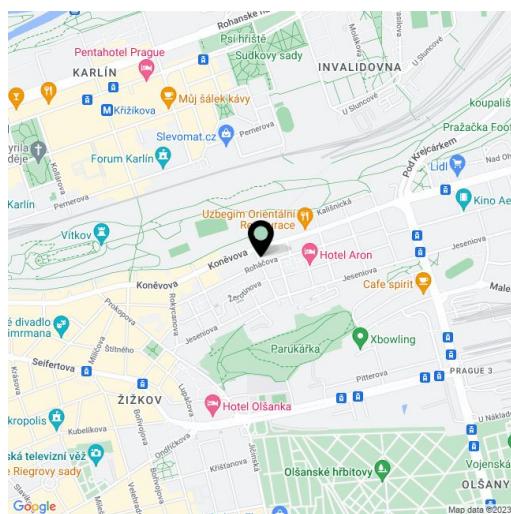
90 m², Prague 3, Žižkov, Roháčova

Total area	90 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	42649
Available from	Immediately

This high-standard, furnished 2-3 bedroom 2-bathroom split-level attic apartment is on the third floor of an Art Nouveau apartment building without an elevator, on a quiet side street in the Žižkov district with an authentic atmosphere. The building stands on a one-way street near Vítkov Hill Park, in a location with full amenities and services in close vicinity and with access to public transport. Nearby is the Žižkov J. Cimrman Theater and the legendary tunnel for pedestrians and cyclists connecting Žižkov with the trendy district of Karlín. There is a bus stop not far from the building, with links to the Florenc metro transfer station. A tram stop is within a 5-minute walk.

The entrance level consists of a large living room with a fully fitted open plan kitchen, a bedroom, a bathroom with a walk-in shower and toilet, and a spacious entrance hall with a closet. On the attic floor, there is a master bedroom with a free-standing bathtub, a toilet and a closet and an office that is accessible from the master bedroom.

High-standard equipment, **oiled oak parquet floors**, large-format tiles, Vitra, Sapho, Laufen, and Hansgrohe sanitary ware, white coffered interior doors, historic fireproof entrance door, classic historic Nenadál windows, triple-glazed atelier windows with aluminum frames, Velux skylights, **air-conditioning**, steel staircase with oak treads, heated floor in the bathroom, **cellar**. Dishwasher, washer, dryer. Monthly deposit for service charges, water, and heating: CZK 3,500 (per person). Electricity is billed separately. Furnished despite the photos. Available from September 2022.



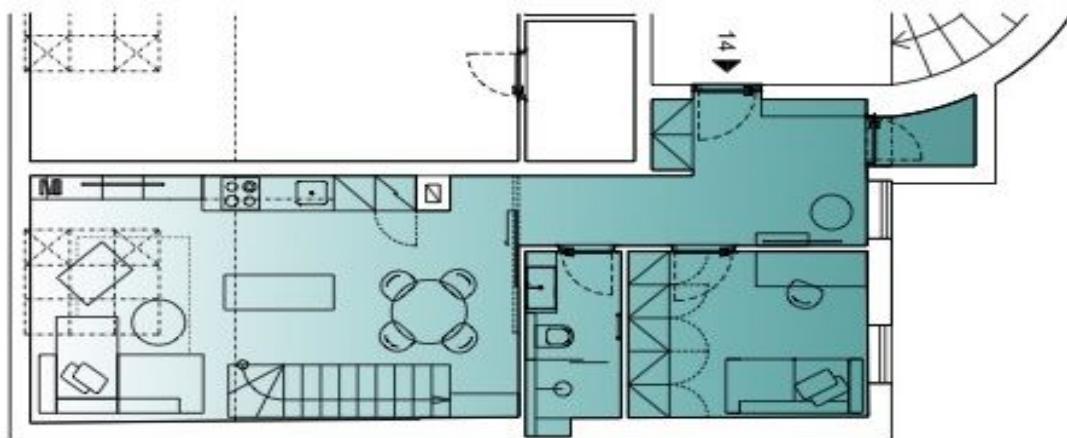
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



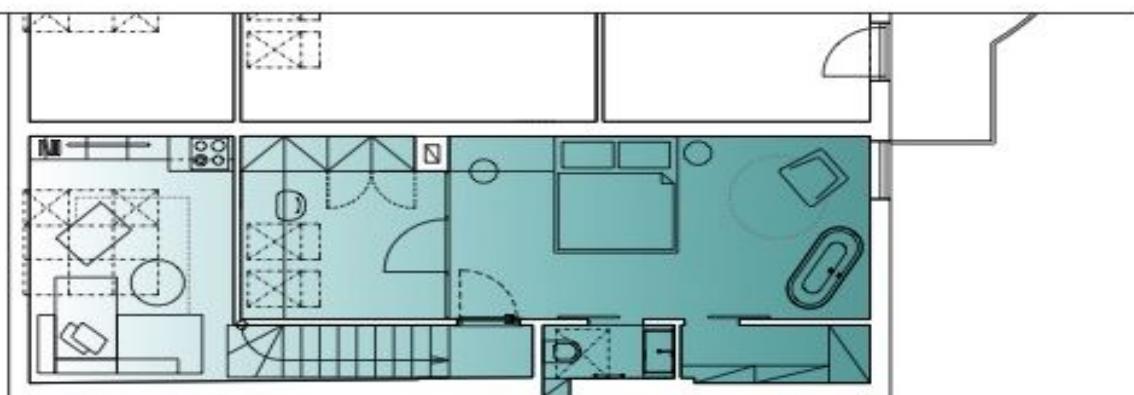
Apartment Three-bedroom (4+kk)

Rented

90 m², Prague 3, Žižkov, Roháčova



4.NP



5.NP

