



## Apartment Two-bedroom (3+1)

Sold

95 m<sup>2</sup>, Prague 3, Žižkov, Roháčova



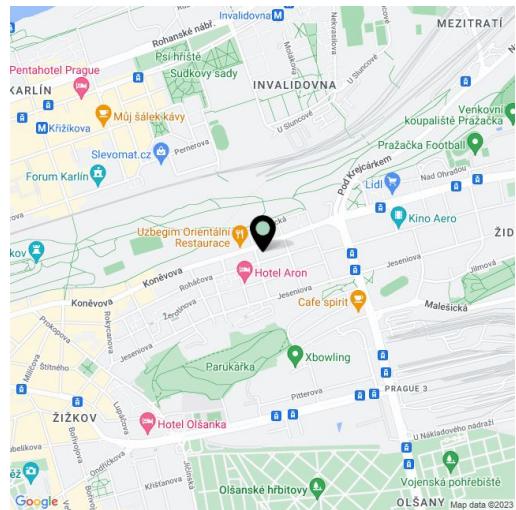


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Total area	95 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	5298



\* 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.

**Spacious and quality split-level one bedroom attic apartment with additional guest bedroom (study) offering panoramic views of the city situated on the 5th and 6th floor of a fully reconstructed corner apartment building with lift, conveniently located close to greenery of Parukářka and Vítkov Parks, and with good transport links to the city center.**

Current layout of the apartment offers a spacious hall, fully fitted eat-in kitchen (16m<sup>2</sup>), living room (28m<sup>2</sup>), master bedroom with work area in the turret (20m<sup>2</sup>), study room (7.5m<sup>2</sup>, could be used as a smaller guest bedroom or cloakroom) and 2 bathrooms. The apartment benefits from upper standard amenities including Paulmann lighting with central switch, Bosch AA+ electrical appliances, solid wooden oak mosaic, floor heating in bathrooms. Lift accessible directly from the floor. Current layout could be converted into a two-bedroom apartment with two large bedrooms and an additional study room.

Location offers full public amenities, incl. shops, restaurants and other services within walking distance from the house. Tram n.9 and bus stop n.207 are located in the immediate vicinity. Garage parking available in the nearby Parukarka or Jeseniova residence.

Interior 94.5 m<sup>2</sup>.