



## Apartment Two-bedroom (3+kk)

Sold

120 m<sup>2</sup>, Prague 3, Žižkov





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Total area	120 m <sup>2</sup>
Parking	In the future, it will be possible to purchase a parking space.
Cellar	Yes
PENB	D
Reference number	25035

\* 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 attractive, new two-bedroom apartment boasting views of Vítkov Hill is situated in a completely reconstructed corner residential building with an elevator, impressive common areas, and a richly decorated facade. The building, designed by the architect Horák, was constructed in 1901 in an eclectic style with Art Nouveau elements. It is conveniently located in a popular area on the border of Vinohrady and Žižkov, in the vicinity of Riegrovy sady Park and with full amenities within easy reach.

The layout of this 1st floor apartment comprises a living room with a preparation for a kitchen and a dining area, a master bedroom with a private walk-in closet, a children's bedroom, a bathroom with a toilet, a separate toilet, and an entrance hall. The living room is oriented toward the north, facing a quiet courtyard; the rest of the apartment is oriented toward the south, facing the street.

The apartment is offered as a **completed apartment** with replicas of the original wooden casement windows, security and fire replicas of Art Nouveau entrance doors, partition walls, plasterboard ceilings, and a basic layer of white paint. Features include solid oak parquet floors, ceramic tiles, replicas of the original interior doors, quality sanitary ware, and ceiling stucco. The purchase price includes a **cellar**. The **wellness center** (jacuzzi with a rest room, sauna, shower) in the building is accessible at an extra cost.

The project, which won the "**Best Real Estate Project for 2017 in Prague 3**" public choice award, is situated in a sought-after residential area, with a full spectrum of amenities and very fast connections to downtown Prague. There are many popular restaurants, cafes, and wine bars in the area, while the Jiřího z Poděbrad metro station and bus and tram stops are just a few minutes' walk away. Riegrovy sady Park and the directly adjacent, revitalized Rajská zahrada Park provide a wealth of opportunities for leisure activities. There are, for example, two outdoor gyms, an indoor swimming pool, a pétanque court, a playground, ping pong tables, a café, and a pleasant, secluded spot with an artificial pond and a waterfall.

Interior 119.9 m<sup>2</sup>, cellar 2.79 m<sup>2</sup>.



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