



## Apartment One-bedroom (2+kk)

Sold

52 m<sup>2</sup>, Prague 3, Žižkov, Čajkovského





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Total area	52 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	39707

This southwest-facing apartment with high ceilings is located in a classic brick building in the popular district of Prague 3 - Žižkov with complete services and quick connections to the city center.

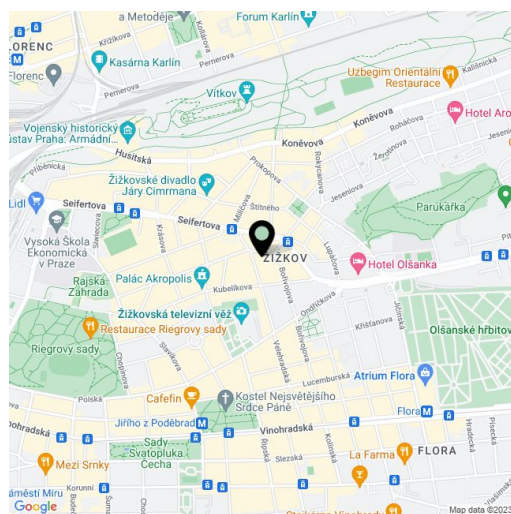
The 2nd floor apartment is divided into a living room with a kitchen, a bedroom, a bathroom (bathtub with a shower screen, sink, connection for a washing machine, heated towel rail), a separate toilet with a sink, a closet, and a hallway.

Facilities include **refurbished parquet floors** and original casement windows with new inner wings and **wooden shutters** in an **Italian style**. The rooms are connected by **sliding glass doors** with a floor-to-ceiling height. The kitchen is equipped with built-in appliances. Heating is by a electric boiler. The unit comes with a **cellar**. The building is being gradually renovated, it has a new facade towards the courtyard and the refurbishment of the common areas is being prepared.

The building stands on a side street near the local landmark of the **Neo-Gothic Church of St. Prokopius**. **Mahlerovy Park** with the **Žižkov TV tower** is a 5-minute walk away as is the nearest tram stop. Within walking distance, there is a supermarket and other shops, a post office, a pharmacy, **the Žižkov Jára Cimrman Theater**, and a sports center with a **swimming pool and a wellness area** with several saunas and a Jacuzzi. **Jiřího z Poděbrad Square** with **farmers' markets**, bistros, the iconic church, and a metro station can be reached in 8 minutes.

Floor area 51.5 m<sup>2</sup> (interior according to the owner's declaration 49.5 m<sup>2</sup>), cellar 4.5 m<sup>2</sup>.

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



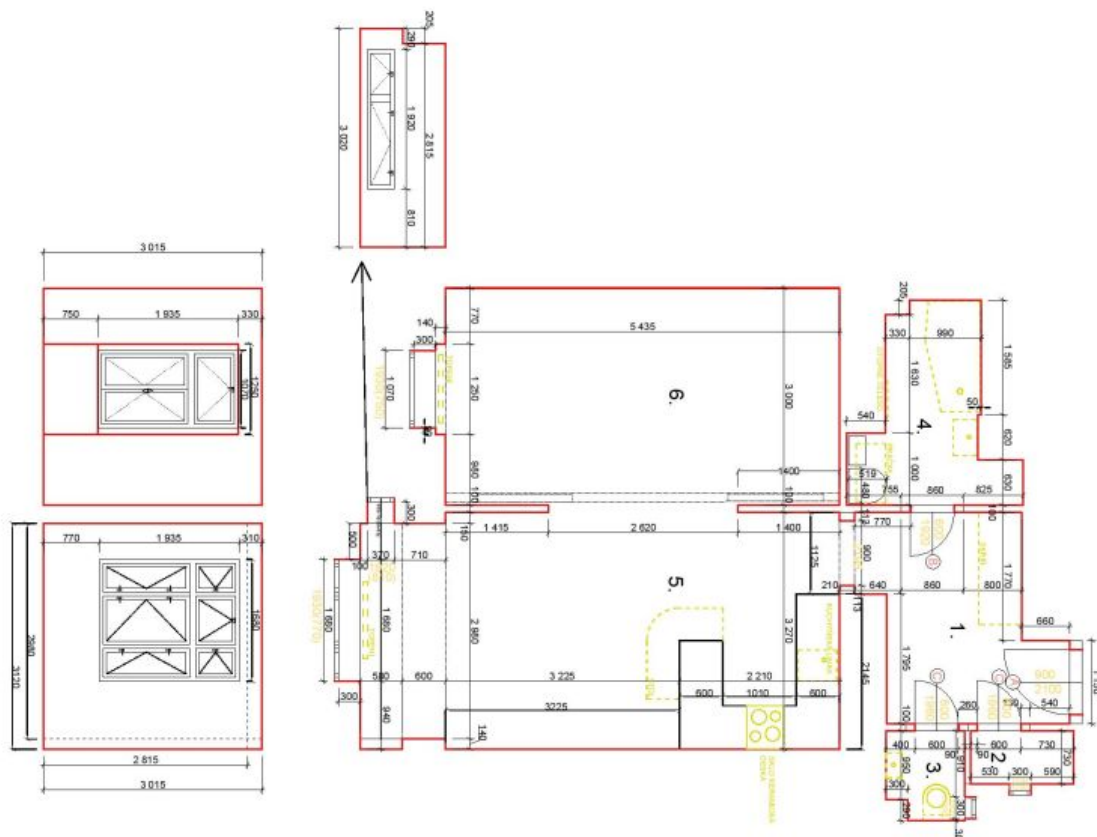
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**TABULKA MÍSTNOSTI**

MÍSTNOST OZN.	SVĚTLÁ VÝŠKA MM	m <sup>2</sup>
1-CHODBA	2940	6,7
2-KOMORA	2690	1,0
3-VČ	2690	1,2
4-KOUPELNA	2770	4,5
5-OB. POKOJ	3015	21,4
6-POKOJ	3015	16,7
		51,5



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