



## Apartment One-bedroom (2+kk)

Sold

101 m<sup>2</sup>, Praha 3, Žižkov, Bořivojova





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Total area	117 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	41420

This absolutely quiet attic apartment with large bright rooms and a sunny terrace is located on the top floor of a renovated building from the 19th century that stands right next to the Rajska Zahrada and Riegrovy Sady parks, within walking distance of Jiřího z Poděbrad Square, the Main Railway Station, and the city center.

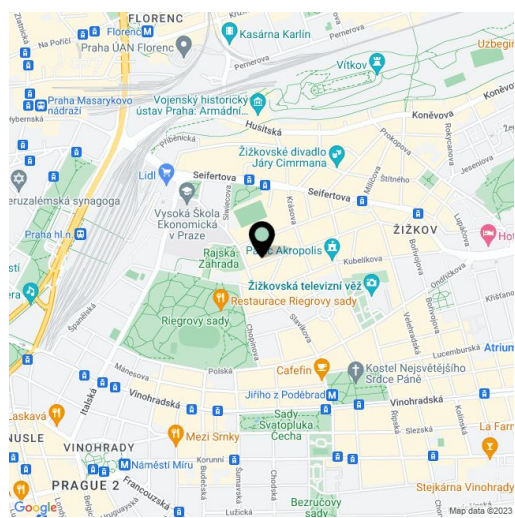
The entrance to the apartment is on the 5th floor, from where a wooden staircase with a glass railing leads from the hall to the 6th floor level, where there is the main space of the apartment: a generously apportioned living area with a kitchen (40.5 sq. m.) connected by sliding **French windows to the terrace**, which can also be entered from the large bedroom (31.90 sq. m.). There is also a closet, a hallway, and a **bathroom with a window** (2 sinks, large shower, toilet). All of the apartment's windows face **south towards a quiet courtyard**; the terrace provides **views of mature trees and the Žižkov TV Tower** on one side and of the **city panorama with Prague Castle on the other**.

The tasteful, minimalist style interior with a pleasant atmosphere is full of light, which makes the beauty of the **wooden floors** stand out. The kitchen is fully equipped, the bedroom has a built-in wardrobe. Heating is central. The building has been reconstructed and has nicely maintained common areas and a **new elevator**.

The location on the border of Vinohrady and Žižkov provides a **complete range of services**—a supermarket, many small shops, cozy cafes and bistros, restaurants, traditional Žižkov pubs, sports grounds, and medical services. The city center is within walking distance and there is a tram stop and metro station within easy reach. Several nearby parks make the area very pleasant. **Rajska Zahrada Park** and the adjacent **Riegrovy Sady Park** are only a few steps away from the building.

Interior 101.2 m<sup>2</sup>, terrace 15.5 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.