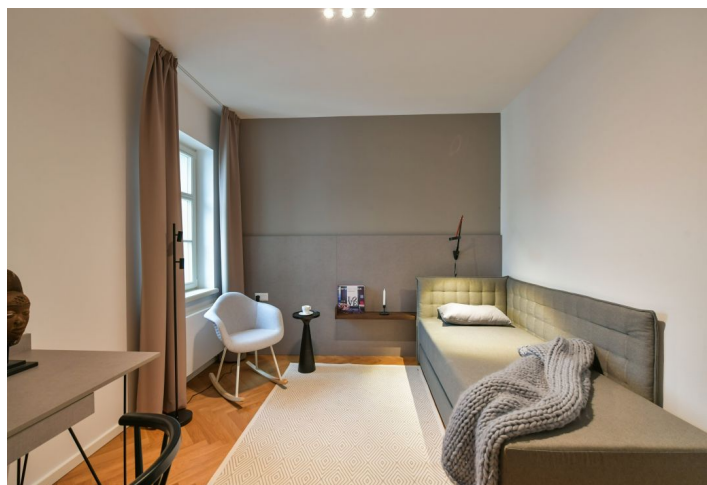
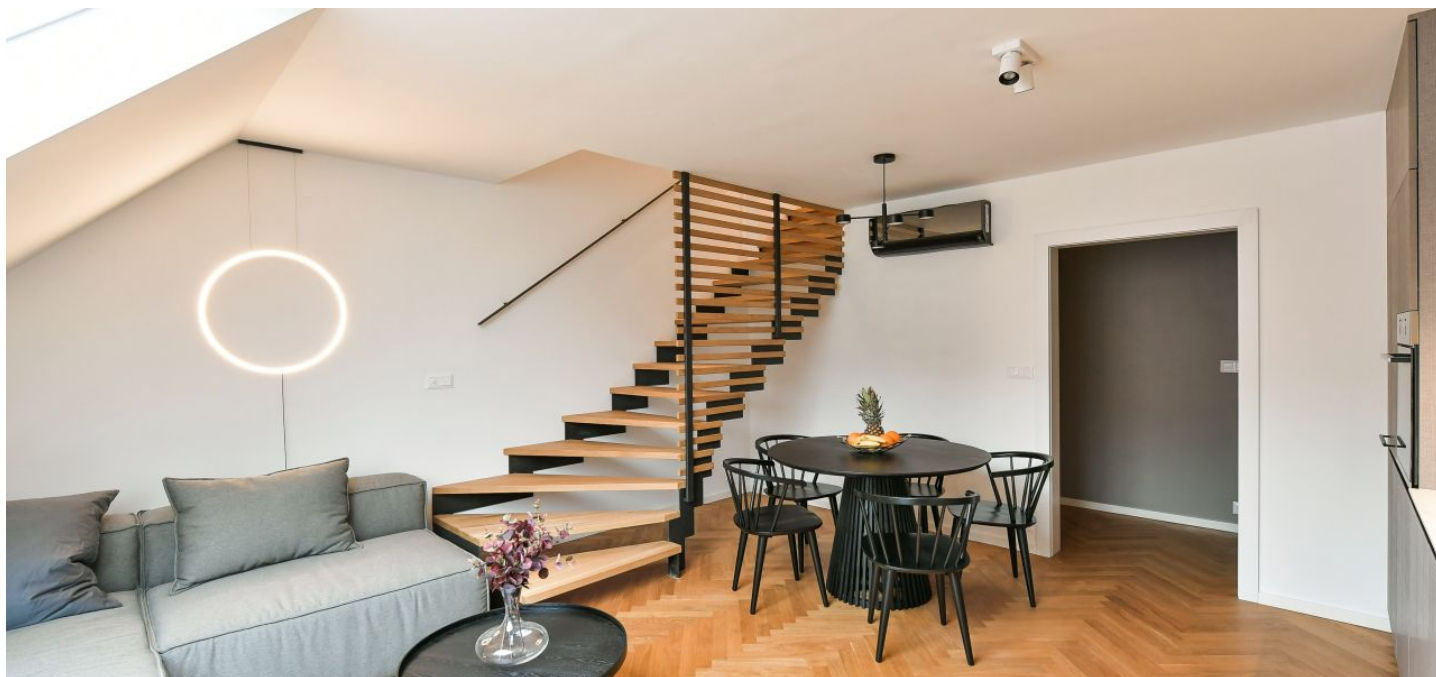




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

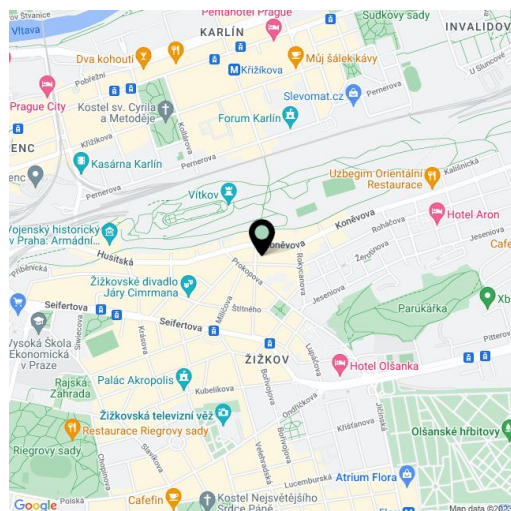
77 m<sup>2</sup>, Prague 3, Žižkov, Roháčova

Total area	77 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 3,400. Electricity is billed separately.
PENB	D
Reference number	101336
Available from	Immediately

This high-standard furnished split-level 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 lower entrance level consists of a large living room with a fully fitted open plan kitchen and dining area, a separate toilet, and an entrance hall. On the upper attic floor, there are 2 bedrooms, a bathroom with heated floors, a walk-in shower and a toilet, and a **dressing room**.

**High-standard equipment, oiled oak parquet floors**, large-format tiles in white marble and gray stone decor complemented by a hexagonal mosaic, Vitra, Sapho, Laufen, and Hansgrohe sanitary ware, white coffered interior doors, historic fireproof entrance door, classic historic Nenadal windows, studio windows with aluminum frames and triple glazing, Velux skylights, steel staircase with oak treads, electric heating.



\* 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 Two-bedroom (3+kk)

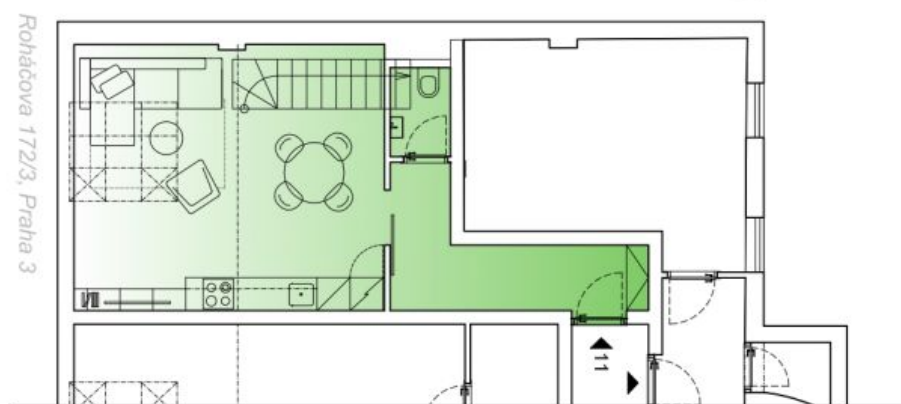
77 m<sup>2</sup>, Prague 3, Žižkov, Roháčova

Rented



Roháčova 3

4.NP  
BYT 11 | 77.0 m<sup>2</sup>



5.NP

