



Apartment Studio (1+kk)

Rented

37.1 m², Praha 3, Žižkov, U Viktorie





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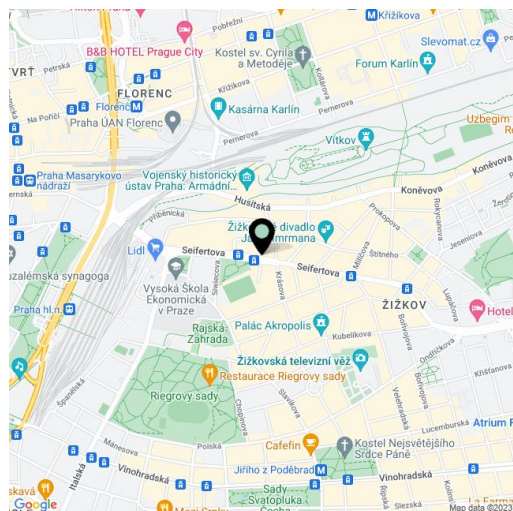
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|------------------|--|
| Total area | 44 m ² |
| Floor area* | 37 m ² |
| Loggia | 7 m ² |
| Parking | Garage parking. |
| Garage | Yes |
| Cellar | Yes |
| Service price | Monthly deposit for services and energy CZK 2,500/month. Electricity is paid separately. |
| PENB | B |
| Reference number | 101340 |
| Available from | Immediately |

This brand new semi-furnished studio apartment with an enclosed balcony is on the third floor of a new residential project with an elevator and parking, in close vicinity of the Viktoria Žižkov football stadium. Situated on the border of Vinohrady and Žižkov, in a sought-after neighborhood with full amenities within easy reach and great access to the city center. Located a few steps from a tram stop and a few minutes from Riegrovy Sady Park, one stop from the Hlavní nádraží metro station, and within walking distance of the Jiřího z Poděbrad metro station.

The interior features a living room/bedroom with a fully fitted open plan kitchen and an **enclosed balcony** that wraps around the room's perimeter, a bathroom (walk-in shower, toilet, underfloor heating), and an entrance hall with built-in wardrobes. The apartment faces a quiet courtyard.

Heat recovery ventilation, hardwood parquet floors, tiles, security entry door, built-in wardrobes, automatic exterior blinds, sofa bed, central underfloor heating, washing machine, dishwasher, induction cooktop, video entry phone, cellar. A garage parking space is available at CZK 2,900/month.



* 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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