



## Apartment One-bedroom (2+kk)

Sold

36 m<sup>2</sup>, Prague 3, Žižkov, Vlkova





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Total area	41 m <sup>2</sup>
Floor area*	36 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	104295

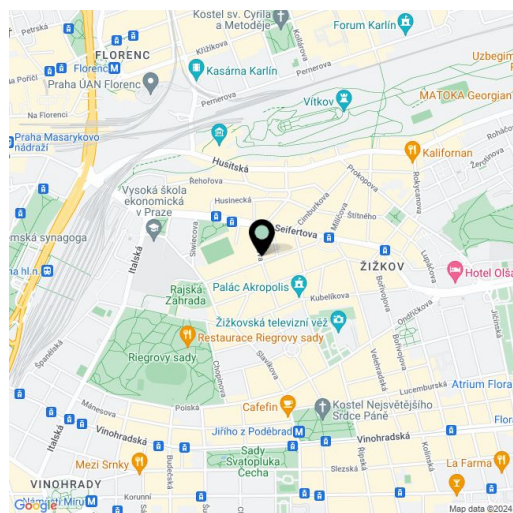
**This apartment with a balcony is located on the 1st floor of a renovated building with a courtyard terrace, on the border of Vinohrady and Žižkov, on a one-way street right next to Rajska Zahrada Park and the adjacent Riegrovy Gardens.**

The practical layout consists of a living room with a kitchen, 1 bedroom, a bathroom (with a bathtub, sink, toilet, and a connection for a washing machine), a hallway with space for a built-in wardrobe, and a small hall. The apartment is accessible from **the southeast-facing gallery**, part of which is used as a **balcony**.

The house and apartment were completely renovated in 2008. Floors are **wooden**. Central heating. Windows and balcony doors with wooden frames let in enough light. There is a built-in wardrobe in the bedroom. The common areas are maintained. There is an **elevator** in the building.

The location offers convenience within walking distance of the city center, **the VŠE campus**, the Jiřího z Poděbrad metro station, and the Main Railway Station, providing access to numerous national and international train connections as well as a metro station (on the C line). Nearby, there are many cafes, bistros, restaurants, clubs, and shops, including a supermarket. Additionally, the area boasts pleasant green spaces such as the **Rajska Zahrada, Riegrový Sady, and Náměstí Radost parks**.

Floor area 36.4 m<sup>2</sup>, balcony 4.6 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.