



## Apartment One-bedroom (2+kk)

€ 327 345 | CZK 8 200 000

45.8 m<sup>2</sup>, Prague 3, Žižkov, Jičínská





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Total area	46 m <sup>2</sup>
Parking	Option to rent a parking space nearby
Cellar	3 m <sup>2</sup>
PENB	E
Reference number	105101

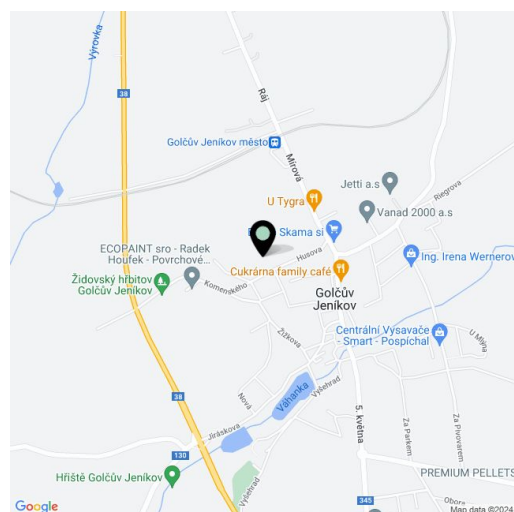
**Apartment with a bedroom facing the courtyard located on the 4th floor of a brick residential building featuring a private front garden, situated directly opposite the Flora shopping and entertainment center, just a few steps from a metro station and tram stop.**

The layout consists of a living room with a kitchen and dining area, one bedroom, a bathroom (with a shower and washing machine), a separate toilet, a storage room, and an entrance hall. The bathroom benefits from **natural light through glass blocks**.

The apartment was **partially renovated in 2020**, including a new kitchen. The windows are **wooden** with double glazing; floors are vinyl; the entrance hall features large-format tiles. Heating in the rooms is provided by gas heaters, and hot water is supplied by an electric boiler. The well-maintained building has an **elevator** that stops at the mezzanine levels, and nearby **parking spaces are available for rent**. The unit comes with a **cellar storage unit**.

Its convenient location offers everything you need within easy reach. Directly opposite the building is a shopping and entertainment center, and the area is filled with restaurants and smaller shops. A sports center with a swimming pool is also nearby. The ride to the city center by metro or tram takes just a few minutes.

Floor area 45.8 m<sup>2</sup>, cellar approx. 3 m<sup>2</sup>.



\* 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.