



## Apartment One-bedroom (2+1)

€ 382 568 | CZK 9 700 000

74 m<sup>2</sup>, Praha 3, Žižkov, Křišťanova





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Total area	84 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Parking space in the courtyard
Cellar	-
PENB	E
Reference number	105240

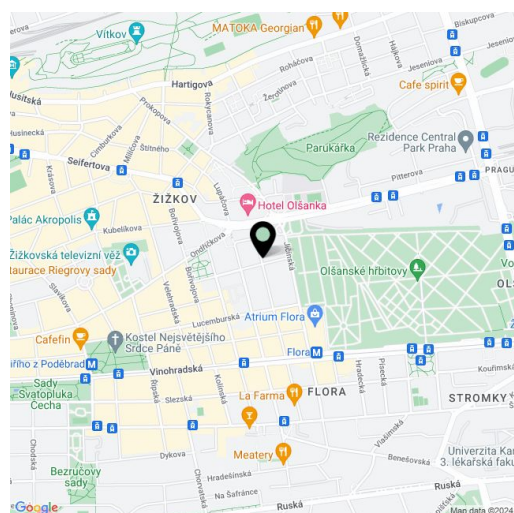
This duplex apartment with a terrace offering views of the surrounding development, the Žižkov TV Tower, the area's mature greenery, and the distant surroundings is located on the 5th and 6th floors of a Functionalist apartment building from the 1930s. Its convenient location near the Flora metro station allows you to have everything you need at your fingertips, and a parking space in the courtyard also adds to the high level of comfort.

The entrance level has a kitchen with a dining area, a sunny living room, a bathroom (with a shower and toilet), an entrance hall and a utility room with a connection for a washing machine. On the first floor, accessible via a spiral staircase from the living room, is a north-facing bedroom, a terrace, and a large bathroom (corner bathtub, toilet).

The apartment was created as an addition in 2001, the interior is suitable for complete reconstruction, and it is also possible to modify the layout. The windows are wooden; heating is provided by a gas boiler. The building is in good technical condition and has an elevator. The apartment includes an outdoor parking space in the courtyard.

Literally a few steps from the building is a kindergarten, elementary and secondary schools or art school, the Atrium Flora shopping and entertainment center and many small shops, and a pharmacy. A sports center with a swimming pool are also nearby. The city center is only a few minutes away by metro or tram, and the landscaped green areas in Mahlerovy Sady Garden or Parukářka Park make the area more pleasant.

Floor area 74.1 m<sup>2</sup>, terrace 9.7 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.