



## Apartment Four-bedroom (5+1)

Sold

214 m<sup>2</sup>, Praha 3, Žižkov, Ježkova





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Total area	223 m <sup>2</sup>
Floor area*	214 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	105646

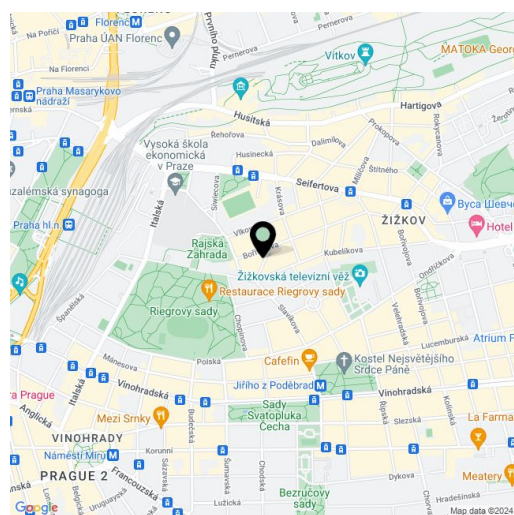
**This very spacious attic apartment with air-conditioning, an elevator leading directly to the apartment, a terrace, and impressive views of Prague and the surrounding area is spread out over the entire 5th floor of a corner Art Nouveau apartment building that stands near Riegrovy Sady and Rajska Zahrada parks on the border of Vinohrady and Žižkov.**

The over 200-meter area of the apartment consists of a large living space, a separate kitchen with a pantry and access to the **terrace**, as well as 4 bedrooms, 2 bathrooms with a toilet, and an entrance hall with a walk-in wardrobe. The terrace faces the **green courtyard**, and the windows offer **impressive views** of the capital's landmarks, including **Prague Castle**.

The last interior renovation took place in 2021 (new kitchen, bathrooms, **wooden floors**), the roof was renovated in 2023, and the wooden windows were partially replaced in 2014, 2017 and 2024. The interior **solid doors** were made-to-order. The kitchen is fully equipped with Electrolux and Gorenje appliances, and the worktop is made of **artificial stone**. Heating is provided by a gas boiler (new in 2021).

Just a few steps from the building is the beautifully landscaped Riegrovy Sady and the adjoining Rajska Zahrada parks. Mahlerovy Sady Park with the Žižkov Television Tower are also nearby. The neighborhood is full of cafes, restaurants, and bistros, and state and private kindergartens, elementary schools, high schools, the University of Economics, shops, medical services, and sports grounds are within easy reach. It is possible to get to the center in no time by metro, tram, and bus, and the Main Railway Station with a metro station and international train connections is about 15-minute walk.

Floor area 213.5 m<sup>2</sup>, terrace 9 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.



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Sold

Ježkova

Byt 5+1

- 1 Chodba
  - 2 Koupelna
  - 3 Koupelna
  - 4 Pokoj
  - 5 Pokoj
  - 6 Pokoj
  - 7 Obývací pokoj
  - 8 Pokoj
  - 9 Spíž
  - 10 Kuchyň
  - 11 Jídelna
  - 12 Terasa
  - 13 Výtah
- Celková plocha 223 m<sup>2</sup>**

