



Apartment Two-bedroom (3+kk)

€ 475 717 | CZK 11 950 000

75 m², Prague 3, Žižkov, Cimburkova





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Total area	82 m ²
Floor area*	75 m ²
Terrace	7 m ²
Parking	-
Cellar	-
PENB	G
Reference number	106351

This atypical, bright, air-conditioned duplex apartment with a terrace and views of Hradčany is located on the top floor (4th) of a fully revitalized apartment building in a heritage-protected part of Prague 3 - Žižkov. Pleasant, quiet living in the neighborhood of the Vítkov and Parukářka parks, within walking distance of the city center and a full range of services.

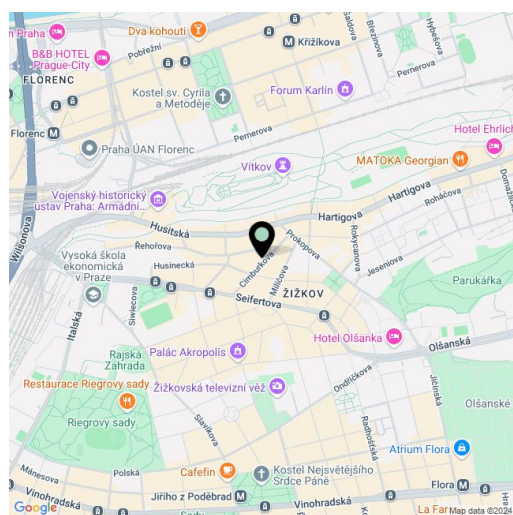
The modern furnished attic building from 2016 consists of a lower level with a living room connected to a kitchen with a dining table, a bedroom with a **built-in wardrobe**, a bathroom with a shower, and a corridor. From the living room with a **French window** you enter the **west-facing terrace**, which offers complete privacy and an unobstructed views of Vítkov and the surroundings of Žižkov. It can be shaded by a large **awning with remote control**. The upper floor, accessible from the hallway via a spiral staircase, consists of a **gallery** with a work and sleeping area. Its dominant feature is a large **skylight**, from which there are beautiful **views of Hradčany and Vítkov**.

The insulated, practically designed apartment has plenty of custom-made **storage space**, including a kitchen unit with built-in appliances. All rooms are **air-conditioned** and the **skylights** also have interior blackout blinds. There are floating floors. The niche in the bathroom hides a **gas flow boiler** providing heating and hot water. The building **without an elevator** has been completely renovated, including the roof, front doors, wiring, and new paint. Parking is possible in front of the building in the blue zone.

The strategic location of the apartment on a **quiet street**, but at the same time in the wider center of the city, makes it possible to live a typically urban life within easy reach of shops, schools, and nurseries, restaurants, cafes, theaters, clubs, galleries, as well as the natural greenery of the **Vítkov Hill and Parukářka parks**. A bus that goes to the **Florenc metro station** stops a few minutes' walk away, and the ride takes 4 minutes. The Viktoria Žižkov tram stop offers connections to the **Main Railway Station or Wenceslas Square**. From Tachovské Square, it is possible to **walk through the pedestrian tunnel** to Karlín and to the Křížkova metro stop.

The offer price includes all the equipment shown in the photos.

Floor area 74.56 m² (according to the Owner's Declaration 58.5 m², the remaining 16.06 m² is the upper floor, which is officially approved as attic), terrace 7.1 m².



* Size of the unit according to the Housing Act.

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