



Apartment Two-bedroom (3+kk)

Sold

89 m², Praha 3, Žižkov, Jagellonská





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Total area	98 m ²
Floor area*	89 m ²
Balcony	9 m ²
Parking	-
Cellar	-
PENB	G
Reference number	22379

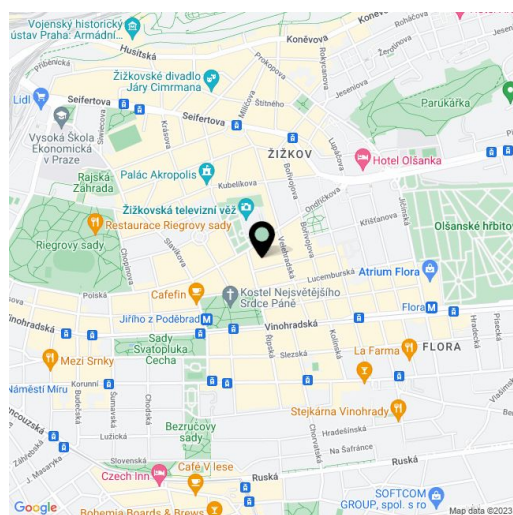
Boasting a spacious south-facing balcony, this new, wheelchair accessible 2-bedroom attic flat is set on the 7th floor of an apartment building undergoing a complete reconstruction. Conveniently located right on the border of Žižkov and Vinohrady, just a stone's throw away from the metro at Jiřího z Poděbrad square, and the Mahlerovy sady park. Completion scheduled for Q2 2017.

The flat offers a sunny living room with kitchen, dining area and balcony, 2 bedrooms, bathroom with bathtub and double sink, separate toilet, walk-in closet and entrance hall with space for built-in wardrobes.

The standard equipment of the apartment will include two-layer hardwood floors, large format tiles, **Schueco aluminum atelier windows** and wooden windows with triple-glazing, oversized lacquered interior doors, NEXT security entrance door, Baxi gas boiler, heated floors and Laufen, Hüppe, Hansgrohe and Riho fixtures in the bathroom, preparation for air-conditioning, reinforced concrete ceiling and wall structures, suspended plasterboard ceilings. Possibility to choose a **higher standard** at extra cost. The building has a lift.

Residential location with excellent amenities and easy access to the city center. Near the house you can find kindergartens, schools, playgrounds, parks, a selection of quality restaurants and cafes, and the Atrium Flora shopping mall with IMAX cinema.

Interior 88.6 m², balcony 9.4 m².



* 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.



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