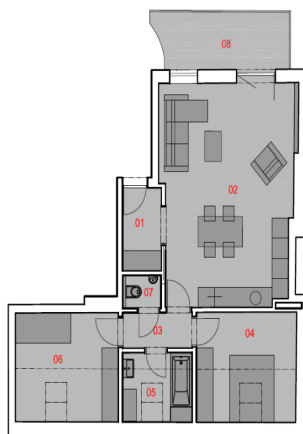




## Apartment Two-bedroom (3+kk)

Sold

71 m<sup>2</sup>, Praha 3, Žižkov, Jagellonská





## Apartment Two-bedroom (3+kk)

**Sold**71 m<sup>2</sup>, Praha 3, Žižkov, Jagellonská

Total area	80 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	22463

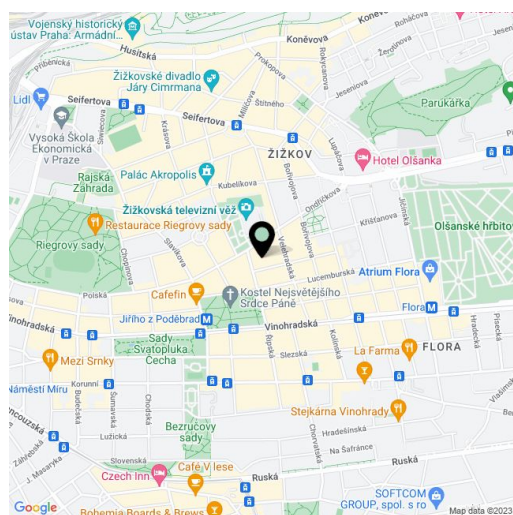
Boasting a spacious balcony, this new 2-bedroom attic flat is set on the 7th floor of an apartment building undergoing a complete reconstruction. Conveniently located right on the border of Žižkov and Vinohrady, just a stone's throw away from the metro at Jiřího z Poděbrad square and the Mahlerovy sady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

The flat offers a **south-facing living room** with kitchen, dining area and balcony, 2 bedrooms, bathroom with bathtub and sink, separate toilet, and entrance hall with space for built-in wardrobe.

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 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, suspended plasterboard ceilings. Extra heat insulation, reinforced concrete ceiling and wall structures - with emphasis put on soundproofing. 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 71.4 m<sup>2</sup>, balcony 8.6 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.



## Apartment Two-bedroom (3+kk)

71 m<sup>2</sup>, Praha 3, Žižkov, Jagellonská

Sold

8. NP / 8TH FLOOR

