



## Apartment Four-bedroom (5+kk)

Sold

120 m<sup>2</sup>, Prague 3, Žižkov, Radhoštska





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|                  |                    |
|------------------|--------------------|
| Total area       | 131 m <sup>2</sup> |
| Floor area*      | 120 m <sup>2</sup> |
| Balcony          | 11 m <sup>2</sup>  |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 22465              |

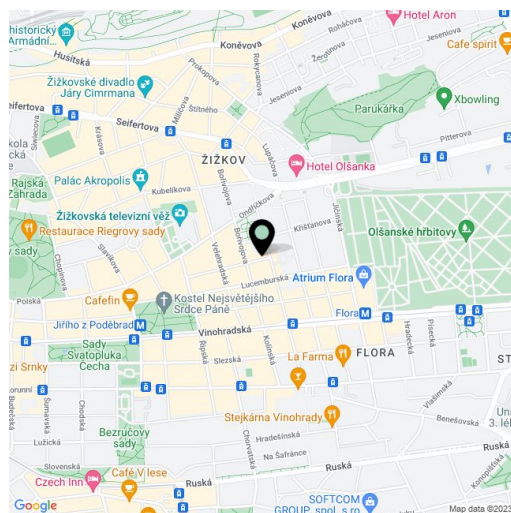
Boasting a spacious west-facing balcony, this new 4-bedroom, 2-bathroom split-level attic flat is set on the 6th and 7th floors of an apartment building undergoing a complete reconstruction. Conveniently located right on the border of Žižkov and Vinohrady, just a stone's throw away from the metro at Jiřího z Poděbrad square and the Mahlerovy sady Park. Completion scheduled for Q2 2017.

The lower floor offers an entry hall, 2 walk-in closets, 2 bedrooms, a bathroom, separate toilet, and a central hall. The upper floor will consist of a sunny living room with kitchen, dining area and balcony, 2 bedrooms, bathroom with shower and toilet, and a staircase hall.

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 119.9 m<sup>2</sup>, balcony 10.8 m<sup>2</sup>.



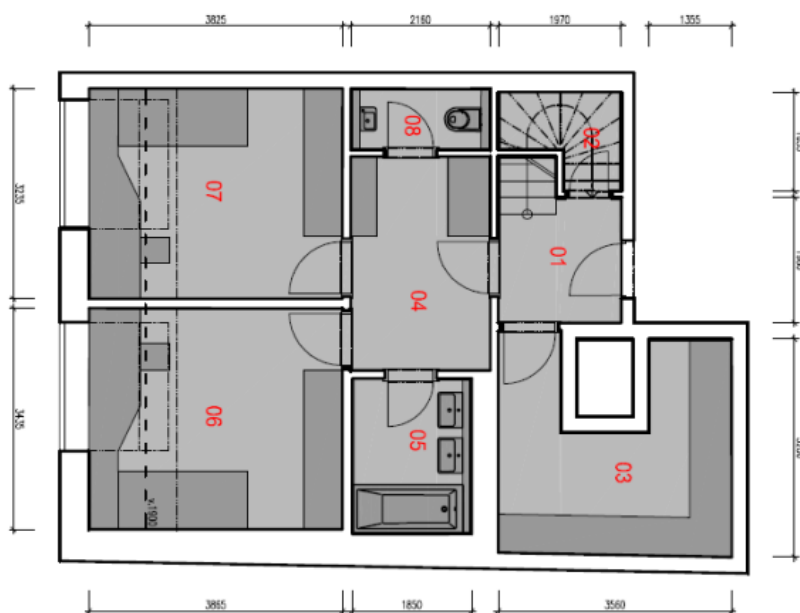
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



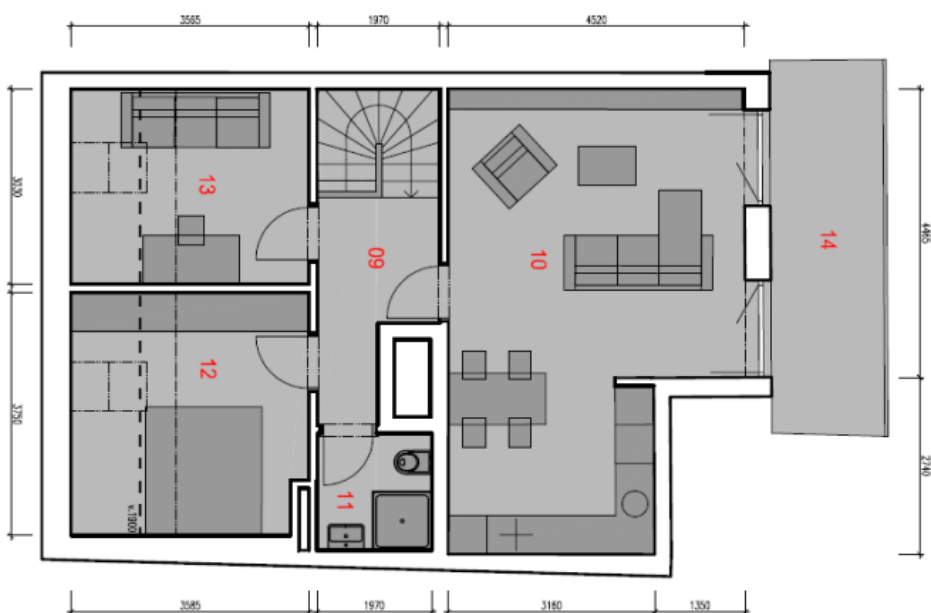
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7. NP / 7TH FLOOR



8. NP / 8TH FLOOR