



## Apartment Two-bedroom (3+kk)

Sold

77 m<sup>2</sup>, Prague 3, Žižkov, Jagellonská





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Total area	85 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	22467

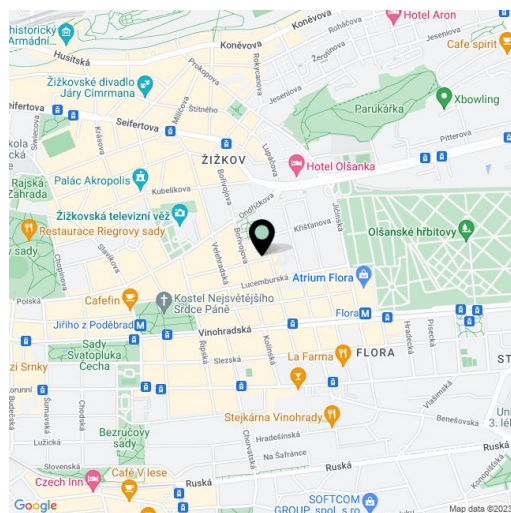
Boasting a spacious balcony, this new 2-bedroom attic flat is set on the 6th floor of an apartment building undergoing a complete reconstruction. Conveniently located right on the border of Žižkov and Vinohrady, just a stone's throw away from the metro at Jiřího z Poděbrad square and the Mahlerovy sady 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/utility room, 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 76.8 m<sup>2</sup>, balcony 7.7 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.

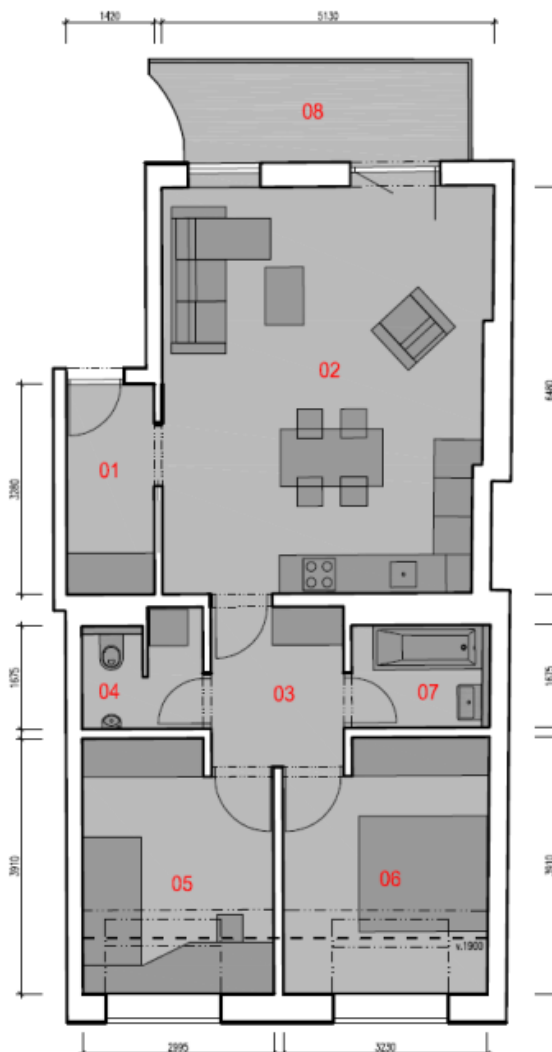


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### 7. NP / 7TH FLOOR



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