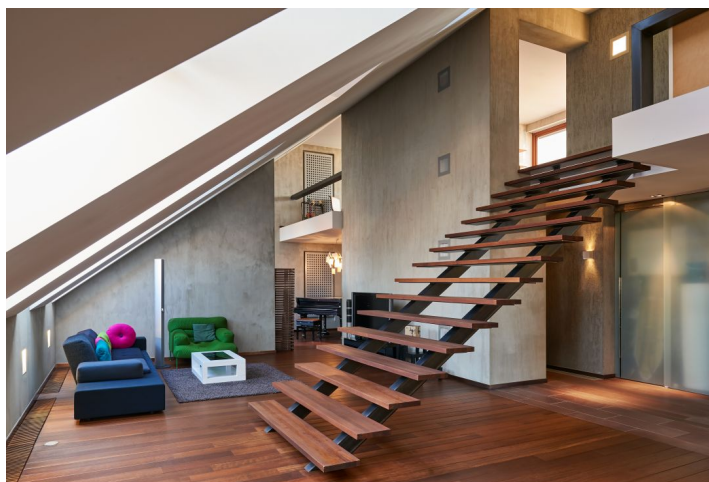




## Apartment Four-bedroom (5+kk)

Sold

308 m<sup>2</sup>, Prague 3, Žižkov, Krásova





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**Sold**308 m<sup>2</sup>, Prague 3, Žižkov, Krásova

Total area	323 m <sup>2</sup>
Floor area*	308 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	-
Cellar	-
Service price	12 000 CZK monthly
PENB	G
Reference number	24835

Quality materials, timeless design and generous open space are the main characteristics of this modern, split-level attic flat, boasting a roof terrace and interior by the renowned architect Barbora Škorpilová. Situated on the 5th and 6th floors of a corner residential building in the vicinity of Mahlerovy Orchards in Prague 3.

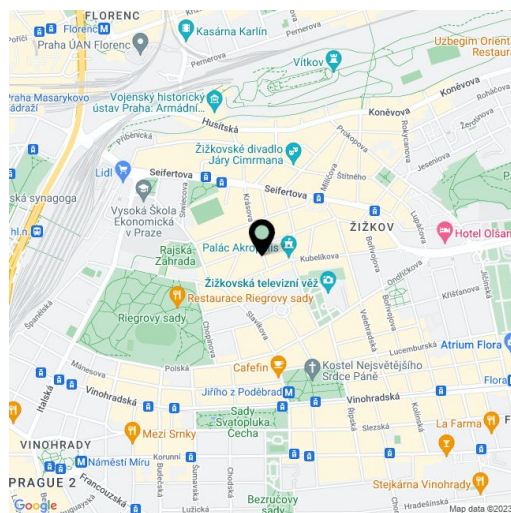
The open layout of the first floor offers an efficient and functional living space. The kitchen, directly connected with the dining area, calls for holding of social events or family dining. The living room is divided into two areas - one for entertainment and watching TV, the other for relaxing next to an **elegant cast-iron fireplace**. The living room is followed by a music lounge / library. This floor also offers a bedroom, currently used as a children's bedroom, a playroom, bathroom, separate toilet, and a utility room. There is also a generous walk-in closet.

Wooden stairs on iron girders lead to the gallery on the second floor, comprising a private part of the apartment that consists of a master bedroom (with built-in wardrobes), and a study. The last room on the upper floor boasts a **small gym, Finnish sauna** and en-suite bathroom. The last part of the apartment is a rooftop terrace.

**Solid wood flooring from exotic Iroko wood**, originally from West Africa, completes the unique character of the apartment. Warm wood contrasts with the concrete screed and **stone tiles** (sandstone, porphyry). The experimentation with original materials and attention paid to detail reveals the signature of architect, Barbora Škorpilová. Steel entrance door with the highest level of safety is a matter of course, as well as underfloor heating and **built-in cooling**. Heating is provided by an electric boiler, along with a fireplace.

Within easy walking distance from the apartment you can find several kindergartens and schools, gymnasium, Rajská zahrada outdoor gym, restaurants, cafes, Palác Akropolis music club and other services. A tram stop with 2-minute connections to Hlavní nádraží and 5-minute connections to Wenceslas Square is just 2 blocks from the house.

Interior 307.5 m<sup>2</sup>, terrace approximately 15 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.