



Apartment Three-bedroom (4+kk)

Sold

99 m², Praha 3, Žižkov, Řehořova





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Total area	99 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	27458

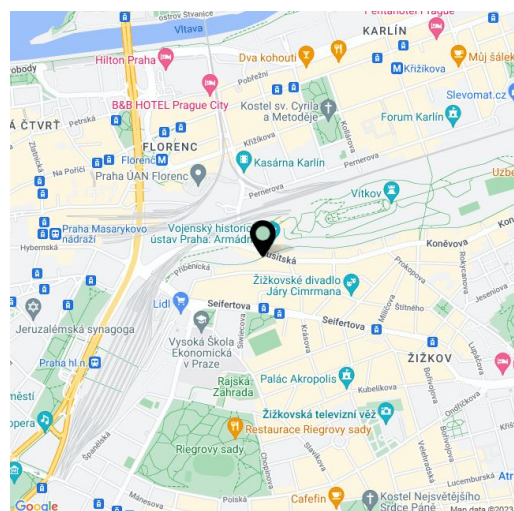
Bright three-bedroom apartment with high ceilings with a view of Vítkov Hill situated on the ground floor of the new Řehořova 37 project, a sensitive reconstruction of an apartment building with 22 dwelling units in a popular location. Just a few minutes by tram to the center and also within easy reach of greenery and sports & leisure activities: Bike tracks, Vítkov Hill and the orchards of Rieger & Mahler (Riegrovy sady & Mahlerovy sady).

The flat is offered in its **original condition before reconstruction** with all utilities connected to the apartment boundary, new ascending line and security entrance door. The apartment has 2-bedrooms, with the architectural design counting **with the reconstruction and effective use of space for the creation of a 3-bedroom layout**, see enclosed plan.

The reconstruction of the early 20th century house with a historic facade includes a new roof, riser pipes, heating and utility networks, a gas boiler room, a new entrance door for the building, a new lift and a renovation of the facade.

Metro and tram links to the Main Train Station and the **Husinecká Tram Stop** are within walking distance. There are complete public facilities in the area including many shops, cafes and restaurants, several kindergartens and schools. Places for active relaxation such as a **cycle track, Vítkov Hill, Rieger's Orchard, Mahler's Orchard and Parukářka Park** can be found in the neighborhood.

Interior 98.85 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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1	Chodba	15,88
2	Koupelna	4,87
3	Obývací prostor+kk	22,41
4	Pokoj	10,30
5	Pokoj	14,93
6	Pokoj	14,76
7	WC	2,40
8	Komora	1,42

Plocha bytu dle NOZ 98,85m²

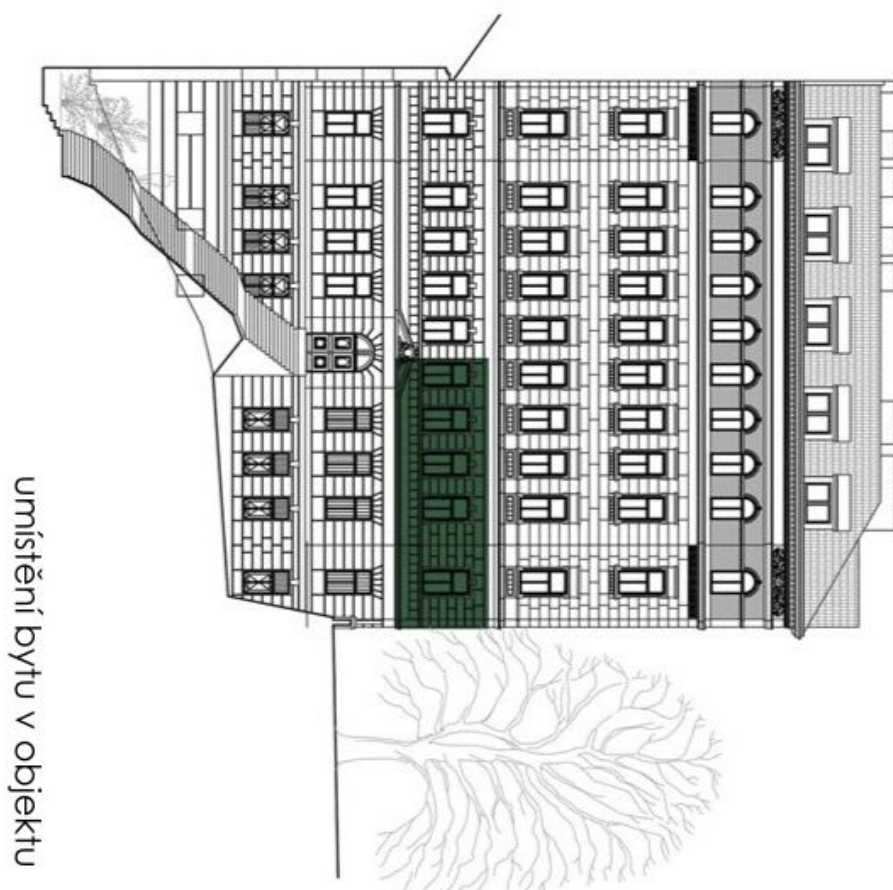
umístění bytu na patře



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umístění bytu v objektu