



## Apartment Two-bedroom (3+kk)

Sold

78 m<sup>2</sup>, Prague 3, Žižkov, Řehořova





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Total area	78 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	27462

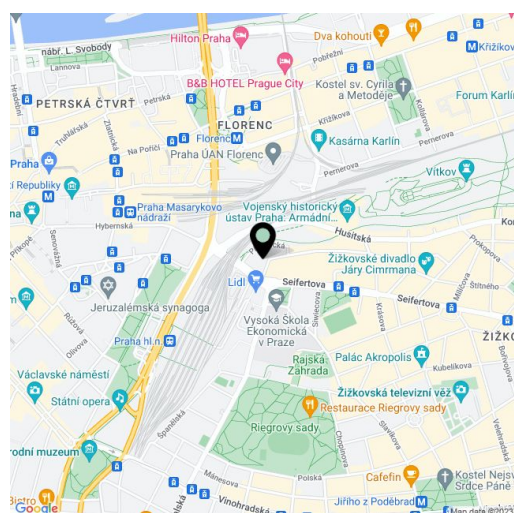
**Bright two-bedroom apartment with high ceilings situated on the 1st floor of the new Řehořova 37 project, a sensitive reconstruction of an apartment building with 22 dwelling units in a popular location. Just a few minutes by tram to the center and also within easy reach of greenery and sports & leisure activities: Bike tracks, Vítkov Hill and the orchards of Rieger & Mahler (Riegrový 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 1-bedroom, with the architectural design counting **with the reconstruction and effective use of space for the creation of a 2-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 78.42 m<sup>2</sup>.



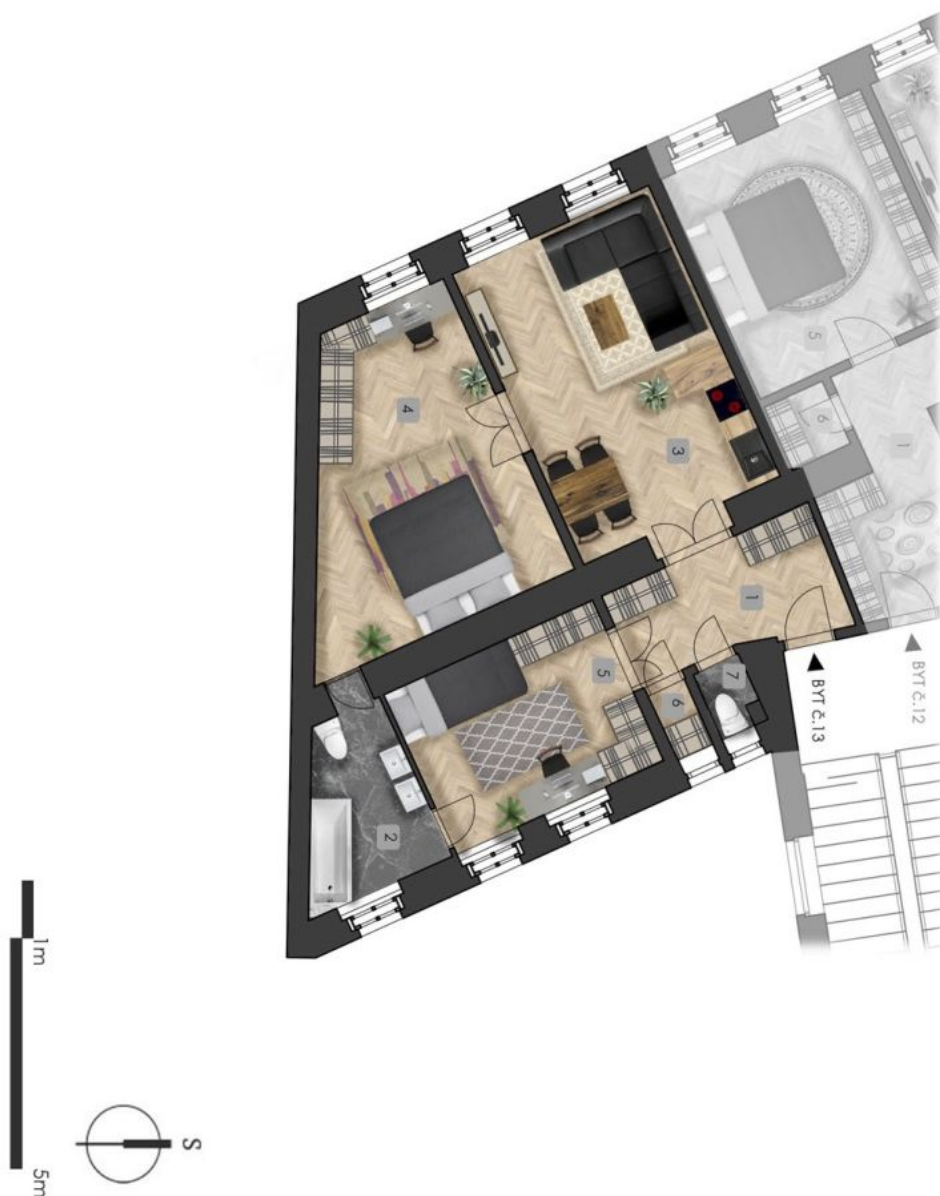
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č.13

2.podlaží 78,42m<sup>2</sup>

1	Chodba	7,35
2	Koupelna	6,54
3	Obývací prostor +kk	21,44
4	Pokoj	20,24
5	Pokoj	12,27
6	Komora	0,86
7	WC	0,99



umístění bytu na patře

Plocha bytu dle NOZ 78,42m<sup>2</sup>



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umístění bytu v objektu

