



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	85 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	27464

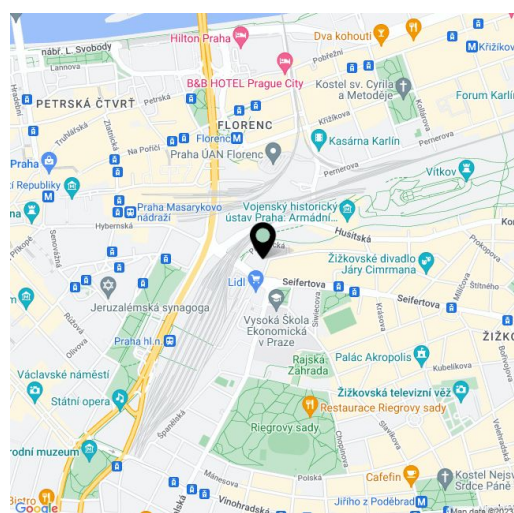
**Bright two-bedroom apartment with high ceilings situated on the 2nd floor of the new Řehořova 37 project, a sensitive reconstruction of an apartment building with 22 dwelling units in a popular location. Just a few minutes by tram to the center and also within easy reach of greenery and sports & leisure 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 84.69 m<sup>2</sup>.



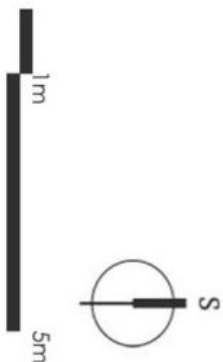
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1	Chodba	11,98
2	Koupelna	3,75
3	Obývací prostor+kk	26,45
4	Pokoj	17,97
5	Pokoj	16,16
6	Komora	1,24



umístění bytu na patře

**Plocha bytu dle NOZ 84,69m<sup>2</sup>**



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umístění bytu v objektu

