



Apartment Three-bedroom (4+kk)

Sold

101 m², Praha 3, Žižkov, Řehořova





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| | |
|------------------|--------------------|
| Total area | 101 m ² |
| Parking | - |
| Cellar | - |
| PENB | G |
| Reference number | 27465 |

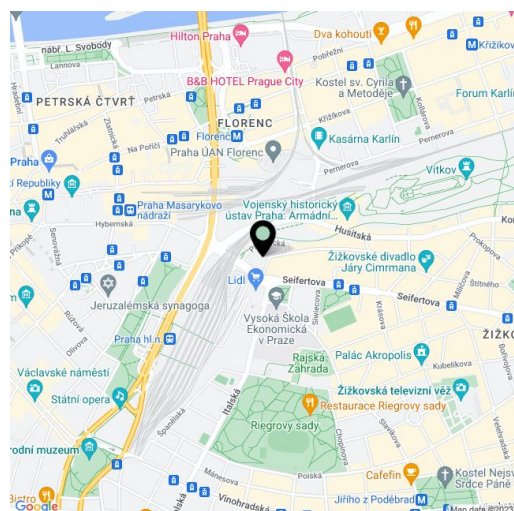
Bright three-bedroom apartment with high ceilings with a view of Prague Castle and Vítkov Hill situated on the 2st floor of the new Řehořova 37 project, a sensitive reconstruction of an apartment building with 22 dwelling units in a popular location. Just a few minutes by tram to the center and also 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 100.81 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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Byt č. 15

3. podlaží 100,81 m²

| | | |
|---|--------------------|-------|
| 1 | Chodba | 16,81 |
| 2 | Koupelna | 4,45 |
| 3 | Obývací prostor+kk | 24,45 |
| 4 | Pokoj | 11,30 |
| 5 | Pokoj | 15,54 |
| 6 | Pokoj | 15,74 |
| 7 | WC | 1,10 |
| 8 | Komora | 1,29 |





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