



## Apartment Two-bedroom (3+kk)

Sold

79 m<sup>2</sup>, Praha 3, Žižkov, Řehořova





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|                  |                   |
|------------------|-------------------|
| Total area       | 79 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 27466             |

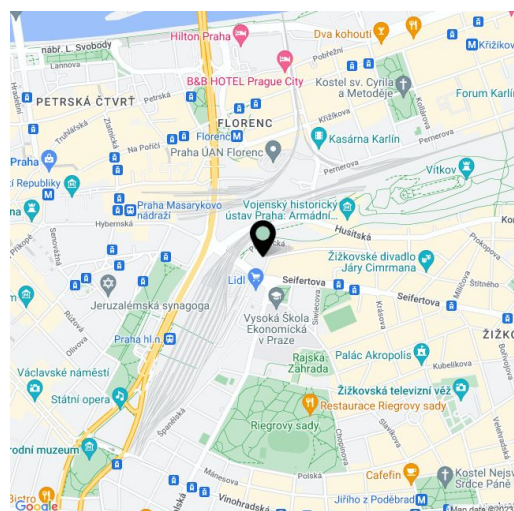
**Bright two-bedroom apartment with high ceilings situated on the 2nd floor of the new Řehořova 37 project, a sensitive reconstruction of an apartment building with 22 dwelling units in a popular location. Just a few minutes by tram to the center and also within easy reach of greenery and sports & leisure activities: Bike tracks, Vítkov Hill and the orchards of Rieger & Mahler (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 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 79.25 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.17

3.podlaží 79,25 m<sup>2</sup>

|   |                    |       |
|---|--------------------|-------|
| 1 | Chodba             | 8,37  |
| 2 | Koupelna           | 6,49  |
| 3 | Obývací prostor+kk | 21,14 |
| 4 | Pokoj              | 20,31 |
| 5 | Pokoj              | 12,62 |
| 6 | Komora             | 0,82  |
| 7 | WC                 | 1,06  |



umístění bytu na patře

Plocha bytu dle NOZ 79,25m<sup>2</sup>



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umístění bytu v objektu

