



Apartment One-bedroom (2+kk)

Sold

109 m², Prague 3, Žižkov, Lucemburská





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Total area	139 m ²
Floor area*	109 m ²
Terrace	30 m ²
Parking	-
Cellar	Yes
Service price	2 000 CZK monthly
PENB	G
Reference number	28030

Unique apartment with design elements and a large roof terrace that provides not only relaxation but also a 360 ° view of the surrounding rooftops and green areas. The apartment is situated in a maintained apartment building with a lift in a location with a fast connection to the center on the border of Žižkov and Vinohrady.

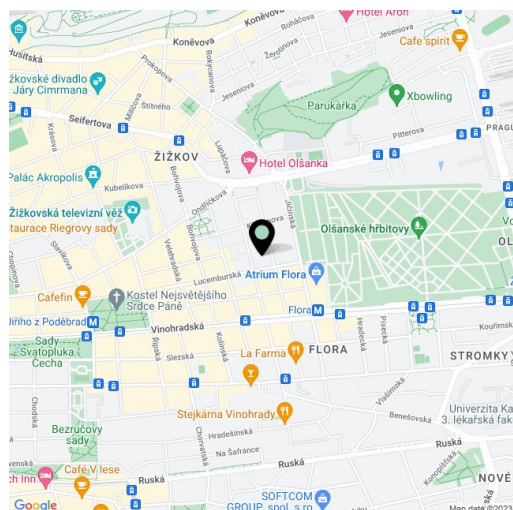
The 7th floor layout consists of a living room with a kitchen area, 1 bedroom with a balcony facing the courtyard with tall trees, a walk-in bathroom with bathtub and shower, separate toilet and **walk-in closet**. A wooden staircase leads to the roof terrace.

Using a partition wall in the living room, you could create a second bedroom. The entrance to the apartment is on a lower level, where there is also a utility room with a connection for a washing machine.

The apartment features **wooden floors** and windows (1 classic, another skylight with roller shutters). The kitchen is equipped with Ariston appliances (gas hob with electric grill) and built-in cabinets that go up to the ceiling. The **designer bathroom** impressively combines glass, wood and decorative walls, built-in faucets, daylight penetrates into the shower enclosure through the skylight. Heating and water heating by a Buderus gas boiler concealed in the utility room.

The location has great transport accessibility to the center: Metro stations and tram stops from Jiřího z Poděbrad or Flora are just a few minutes on foot. The area has a variety of restaurants, shops and a large shopping center. The Parukářka park and Riegrovy Orchards are nearby.

Interior 109 m², terrace 30 m², balcony 1,9 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.