



Apartment Two-bedroom (3+kk)

Sold

67 m², Prague 3, Žižkov, Řehořova





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| | |
|------------------|-------------------|
| Total area | 67 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 28615 |

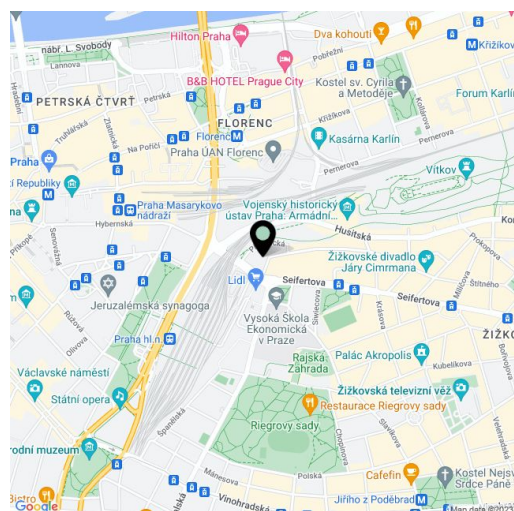
The two-bedroom apartment with high ceilings situated on the ground floor of the new Řehořova 37 project, a sensitive reconstruction of an apartment building with 22 dwelling units in a popular location. Just a few minutes by tram to the center and also within easy reach of greenery and sports & leisure 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 and new ascending line. 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 66.99 m².



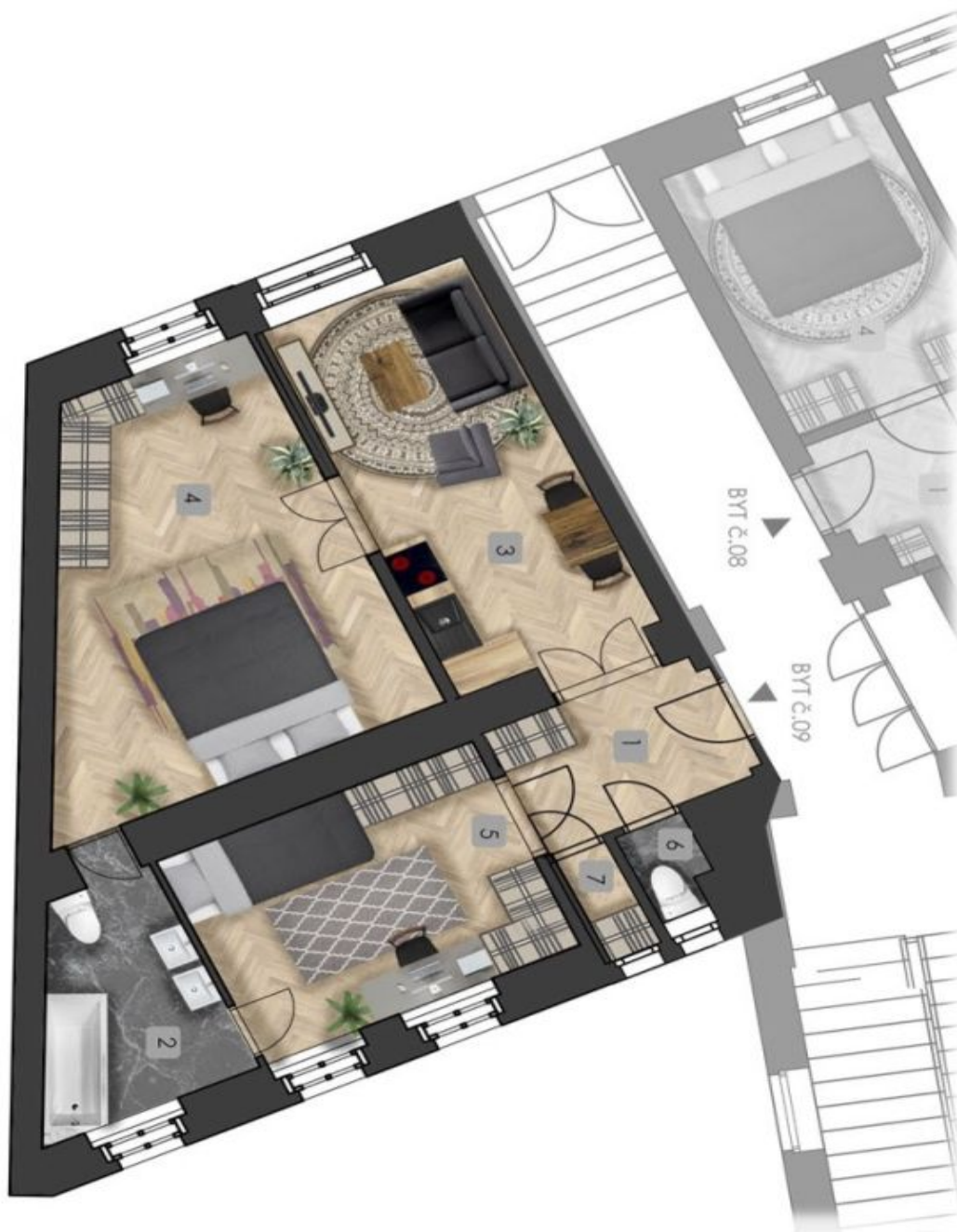
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**Apartment Two-bedroom (3+kk)**67 m², Prague 3, Žižkov, Řehořova**Sold****Byt č.09****1.podlaží 66,99 m²**

| | | |
|---|--------------------|-------|
| 1 | Chodba | 5,79 |
| 2 | Koupelna | 5,97 |
| 3 | Obývací prostor+kk | 14,41 |
| 4 | Pokoj | 19,67 |
| 5 | Pokoj | 11,82 |
| 6 | WC | 1,20 |
| 7 | Komora | 1,00 |



umístění bytu na patře

Plocha bytu dle NOZ 66,99m²



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umístění bytu v objektu

