



## Apartment Two-bedroom (3+kk)

Sold

69.25 m<sup>2</sup>, Prague 3, Žižkov, Bořivojova





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Total area	69 m <sup>2</sup>
Parking	—
Cellar	—
PENB	C
Reference number	30179

This renovated apartment with high ceilings on the 2nd floor of a nicely adorned corner building with a new elevator is located on a one-way street just a few steps from Riegrovy sady park. Situated in a popular neighborhood with an authentic atmosphere and full amenities, and close to the metro station and Jiřího z Poděbrad square.

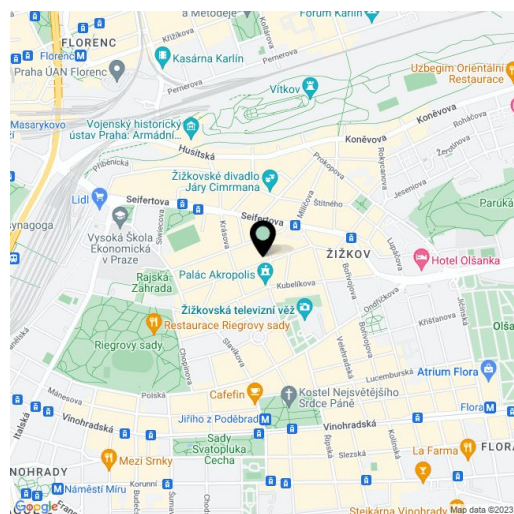
The layout consists of an open plan living room with a kitchen, 2 bedrooms, a bathroom (bathtub with a shower, toilet, sink), an entrance hall, and a utility room.

Features include **wooden casement windows** with preserved brass handles, **underfloor heating throughout**, a fully equipped kitchen (Gornje induction hob and electric oven, hood, Ariston Hotpoint dishwasher). Heating is by a Beko gas boiler. The building was renovated by the Majengo Architectural Studio and boasts a camera system and elevator that goes to the mezzanine.

There are many restaurants, bistros, cafes, and small shops nearby. Within walking distance (no need to cross the main street), there is a kindergarten and elementary school. The Bank Academy and the University of Economics are in close proximity. On nearby Jiřího z Poděbrad square, there is a famous **farmer's market**, and **quick connection to the center by metro and tram**.

The extensive Riegrovy orchards boast nice paths and beautiful views of the Prague Castle include a children's playground, an indoor swimming pool, a sports ground, a café, and touristic restaurants.

Interior 69.25 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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