



## Apartment Two-bedroom (3+kk)

Sold

68.83 m<sup>2</sup>, Prague 3, Žižkov, Ondříčkova





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Total area	110 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	41 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 185 CZK monthly
PENB	G
Reference number	30479

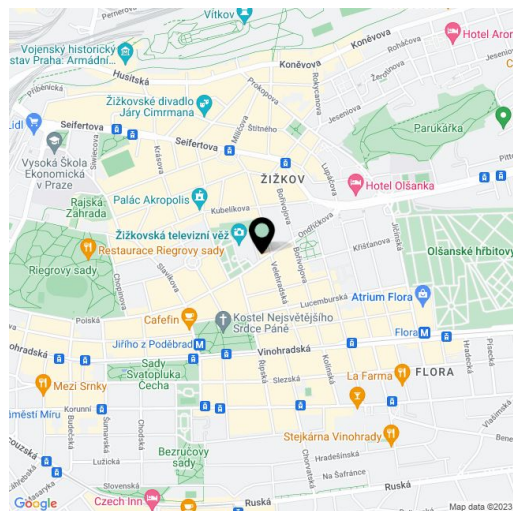
This bright, air-conditioned attic duplex apartment with a rooftop terrace with breathtaking panoramic views of Prague is situated on the 7th floor of a Functionalist apartment building. The location has complete urban amenities and excellent connections to the center.

The layout of the entrance floor consists of a living room with an open plan kitchen and a view of the Žižkov Television Tower, a bedroom facing the courtyard and accessible through the dressing room, a foyer, a closet, and a bathroom with a skylight (shower, sink, toilet). On the upper floor, there is a gallery with a beautiful view that can also be used as a bedroom, connected to a separate glass-walled room - a study with a kitchenette and access to a spacious terrace.

The high-quality facilities include a Toshiba air conditioning unit, a bio-ethanol fireplace, wooden staircase and floors, aluminum atelier windows and classic wooden windows, exposed beams, storage space under the staircase, fitted dressing room, kitchen unit with Electrolux appliances, glass doors, doors with concealed hinges, and a security entrance door. Heating is by a Junkers gas boiler. The building's common areas are currently being refurbished, the entrance to the house is electronic.

The location on a border of Žižkov and Vinohrady is especially popular thanks to its proximity to the center, and wide range of shopping opportunities provided by small shops, bakeries, the popular farmers' markets on Jiřího z Poděbrad Square, and the Flora business and entertainment center. There is also a large selection of restaurants nearby. The greenery of the nearby squares and parks, including the popular Riegrovy Sady Park, help make it a nice place to live.

Interior 68.83 m<sup>2</sup>, terrace 41.45 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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