



## Apartment One-bedroom (2+kk)

Sold

53 m<sup>2</sup>, Praha 3, Žižkov, Přemyslovská





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Total area	53 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32409

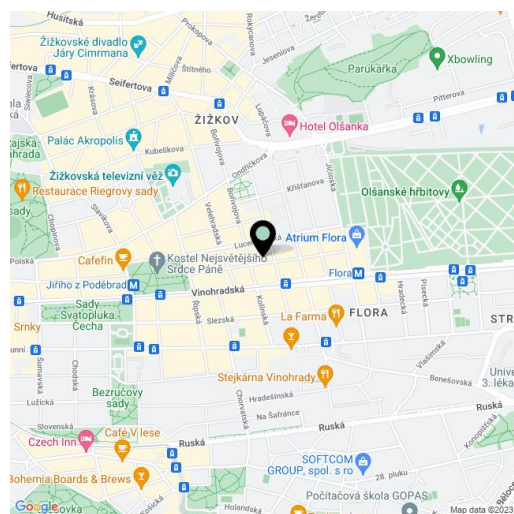
This newly reconstructed and fully equipped apartment with a practical layout is located on the 2nd floor of an apartment building in a sought-after location close to the city center, on a one-way street near Jiřího z Poděbrad Square.

The layout of the **east-facing apartment** consists of a living room, a bedroom, a hall with a kitchen corner, a bathroom with a shower and a toilet, a utility room, and a foyer.

The interior has undergone a **complete**, very costly **renovation** using premium materials and modern technology. With preserved original architectural features combined with **modern equipment (included in the purchase price)**, the interior stands out for its uniqueness. Facilities include **new oak parquet floors**, **refurbished casement windows**, a custom made basic kitchen with built-in **Bosch appliances** and a **Bianco Sardo granite countertop**, built-in lit wardrobes, **Villeroy & Boch** and **Grohe** sanitary ware, Italian tiles, and top-quality British **Farrow & Ball Colors** paint. Heating and hot water are provided by a **Protherm gas condensing boiler** with high efficiency and low operating costs, a **Honeywell's intelligent home system** allows you to control the heating via smartphone from any part of the world. The unit comes with a **cellar** in a dry and clean basement. The house has an **elevator** (to the mezzanine). Parking is in front of the house in the residents' zone.

The location offers excellent transport accessibility - the Flora and Jiřího z Poděbrad metro stations (line A) and tram and bus stops are within walking distance. Nearby, there are complete civic amenities - a large shopping center, shops, a post office, a pharmacy, cafes, bistros, or restaurants. **Riegrovy Sady Park** and **Parukářka Park** are close-by and are perfect for walks.

Interior 53 m<sup>2</sup>, cellar 4 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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