



## Apartment Two-bedroom (3+kk)

Sold

99 m<sup>2</sup>, Prague 3, Žižkov, Lucemburská





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Total area	139 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 820 CZK monthly
PENB	F
Reference number	32655

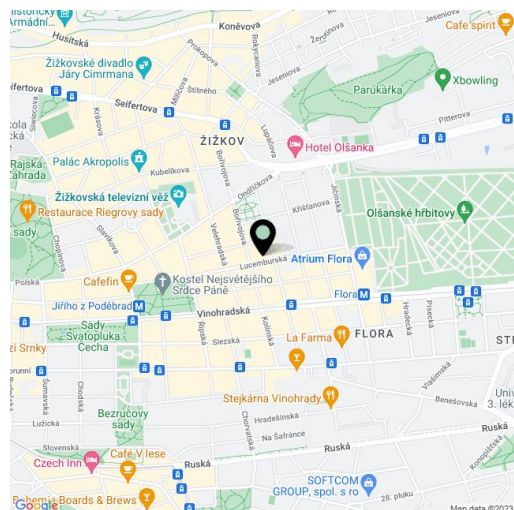
This airy duplex apartment with air conditioning and a large terrace facing the courtyard is situated on the 5th floor of a reconstructed corner apartment building with an elevator. The side street just off of Jiřího z Poděbrad Square is in a sought-after location on the border of Vinohrady and Žižkov.

The entrance floor consists of a living room with a kitchen, illuminated by two rows of west-facing skylights, a master bedroom with an en-suite bathroom and a walk-in closet, a 2nd bedroom, a central bathroom, a guest toilet, a large hall, and a utility room with a connection for a washing machine. On the first floor, there is a gallery useable as a study, which leads to a terrace with **beautiful views** of the surrounding rooftops, the Žižkov TV Tower, and the **Church of the Sacred Heart of Jesus** by Josip Plečnik, inspired by Noah's Ark, on Jiřího z Poděbrad Square.

Facilities include **2 air conditioning units**, a **wood-burning fireplace**, wooden lacquered floors, wooden Velux skylights with interior and exterior blinds, interior wooden doors, and a **pergola** on the terrace. Heating is by a new Junkers gas boiler.

The popular location offers full infrastructure: fast connections to the city center by metro and trams, a wide range of high-level services, proximity to landscaped greenery. Within walking distance are restaurants, cafes, bistros, bakeries, farmers' markets, a business and entertainment center, a post office, banks, or pharmacies. There are several parks in the area, the largest of which is **Riegrovy Sady Garden** with a playground, a garden restaurant, and a gym with a swimming pool. In **Mahlerovy Sady Garden** near the Žižkov TV Tower there is a mini-golf course, a petanque area, a picnic garden, and an outdoor ice-skating rink in winter.

Interior 97.8 m<sup>2</sup>, terrace 40.7 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.