



## Apartment One-bedroom (2+kk)

Rented

80 m<sup>2</sup>, Praha 3, Žižkov, Bořivojova





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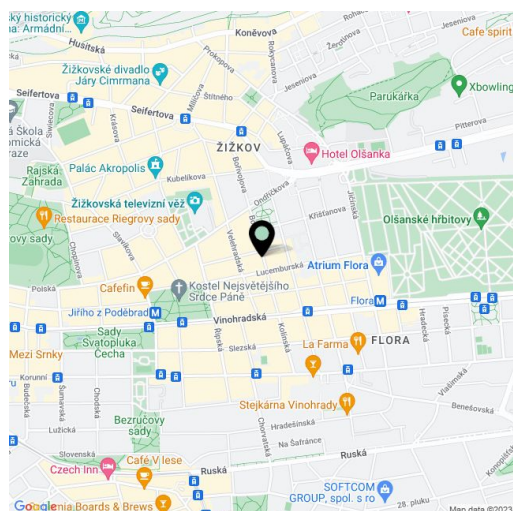
80 m<sup>2</sup>, Praha 3, Žižkov, Bořivojova

Total area	95 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Garage available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	34964
Available from	Immediately

Benefiting from a 15 m<sup>2</sup> terrace, this is partly furnished 1-bedroom 2-bathroom split-level attic apartment on the 6th floor of a renovated residential building with a lift. Set on the edge of the Vinohrady neighborhood, just moments from the Riegrovy Sady Park. Location with full amenities within easy reach and within walking distance of the city center, a few min. to Hlavní nádraží metro station. Rajská zahrada (the "Garden of Eden"), a multipurpose park with a beautiful garden and a children's playground, is situated just steps from the building.

The lower level includes a living room with a fully fitted open plan kitchen, a custom made **walk-in closet**, a bathroom (corner bathtub, toilet), and an entrance hall with built-in storage. The upper floor features a bedroom with storage, a bathroom (walk-in shower, toilet), and a **terrace** facing south towards the green courtyard.

Vinyl and laminated floors, tiles, gas boiler, washing machine, dishwasher, microwave oven, TV, UPC cable connection, **cellar**. An on-site single **garage** is available at CZK 1.500/month. Monthly deposit for service charges, utilities and the Internet in the amount of CZK 3,288 is billed separately.



\* 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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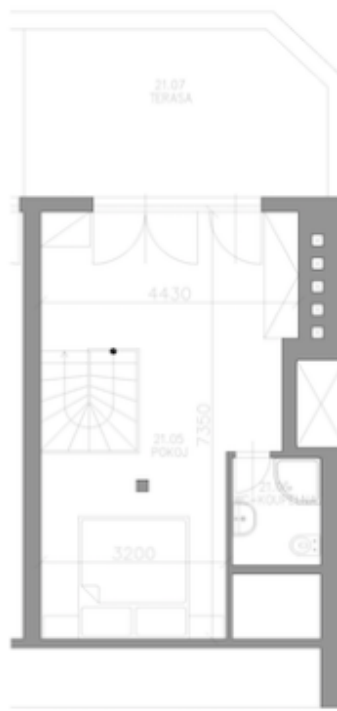
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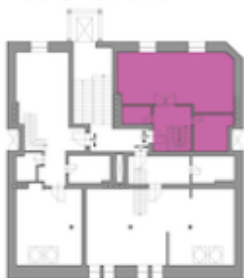
M 1:100  
6.NP



7.NP



PŮDORYS 6.NP



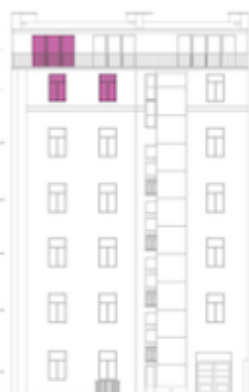
PŮDORYS 7.NP



POHLED ULIČNÍ



POHLED DVORNÍ



PŮDORYS I.PP  
(SKLEPY)



MAPA



GPS: 50.0824108N, 14.4467139E

Kategorie bytu  
Plocha bytu (č.1192/21)  
Plocha sklepu (č.21)  
Plocha terasy  
Celkem

2+kk  
80,37 m<sup>2</sup>  
6,48 m<sup>2</sup>  
15,04 m<sup>2</sup>  
101,89 m<sup>2</sup>