



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	143 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	36067

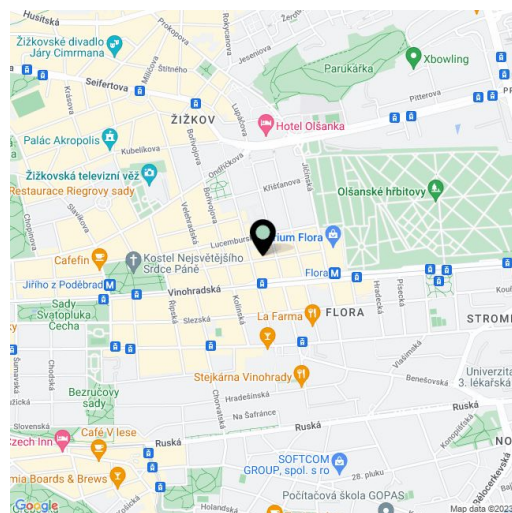
This quiet attic duplex with a rooftop terrace with panoramic views of the city, a terrace, a balcony facing the courtyard, a fireplace, air-conditioning, and the possibility to enjoy a common garden will allow you to live within walking distance of Jiřího z Poděbrad Square, Flora, or Riegrovy Sady Garden. A popular residential location on the border of Žižkov and Vinohrady with perfect connections to the city center by metro and tram and full civic amenities.

The entrance level of the apartment on the 5th floor consists of a bright room with **high ceilings** that is currently used as a study, a bedroom with a **covered balcony** also accessible from the entrance hall, a large fitted **dressing room/utility room** with a connection for a washing machine, a bathroom (with a **massage shower and bathtub**), and a separate toilet. The living room with a **fireplace**, kitchen, and dining room in the attic is connected by a glass wall to the **south-facing terrace**, from where a spiral staircase leads to the **rooftop terrace (37 sq. m.)** overlooking the parks and landmarks of the metropolis, including the Žižkov Tower and **Prague Castle**. On the upper floor, there is also a guest toilet with a sink.

Facilities include an **LG air-conditioning unit** in the attic, a portable air-conditioner in the study, **wooden floors** with new heating convectors (connected to a Baxi gas boiler), heated floors in the bathroom, built-in wardrobes and other storage spaces, new plastic French windows with blinds, AEG kitchen appliances (gas stove), a built-in **sound system**, a security entrance door, and a videophone. The terrace is equipped with wooden garden furniture, automatic irrigation equipment, hot and cold water, and is connection to the waste pipe. The unit comes with a cellar, and a parking space can be rented in an underground garage 2 minutes away from the building. Residents have the opportunity to use the **common landscaped garden** in the courtyard with a seating area. The building has an elevator (to the mezzanine).

The location offers a perfect combination of quiet park areas in the **Riegrovy** or **Mahlerovy gardens** or in **Parukářka** Park and lively local cafes, restaurants, and clubs. There are small delicatessens and a large shopping and entertainment center in the area, as well as regular **farmers' markets** on Jiřího z Poděbrad Square. The center is a few minutes away by metro or tram, public transport stops are within easy reach.

Interior 106.06 m<sup>2</sup>, rooftop terrace 37 m<sup>2</sup>, terrace 11.5 m<sup>2</sup>, balcony 5 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.