



## Apartment Two-bedroom (3+kk)

Sold

68 m<sup>2</sup>, Prague 3, Žižkov, Bořivojova





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Total area	68 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	36230

This practically designed 2-bedroom apartment with high ceilings is located on the 1st floor of a completely renovated apartment building with an elevator and a nicely decorated facade. A quiet street on the border of Vinohrady and Žižkov with a quick connection to the city center and full civic amenities in the area.

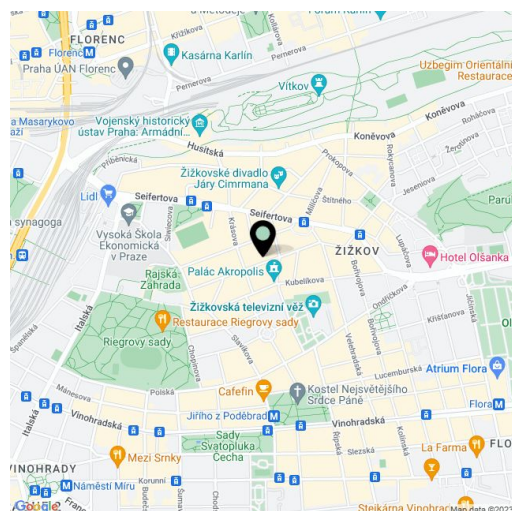
The layout consists of a living room with a kitchen and children's room facing a quiet one-way street lined with trees, a bedroom facing the **courtyard**, a bathroom (with a corner bathtub), a separate toilet (with a Japanese toilet and bidet), and an entrance hall.

Facilities include **refurbished casement windows, three-layer wooden floors** (a combination of oak, rubber, and merbau), built-in wardrobes with plenty of storage space, **designer furniture** in the children's room, a complete kitchen with **granite countertops** and built-in appliances (Electrolux, Bosch). A security entrance door and security system connection to the central security station. Heating is by a gas condensing boiler. The unit comes with **2 spacious cellars**.

There is a supermarket, a post office, a pharmacy, or elementary school nearby. Within a 10-minute walk from the building, you will get to **Riegrovy Sady Garden**, the neighboring **Rajská Zahrada Park**, Parukarka Park, or Jiřího z Poděbrad Square with a metro station, shops, bistros, and **regular farmers markets**. Quick connection to the Main and Masarykovo railway stations. The city center is accessible by tram within 7 minutes; a tram stop is only 120 meters away.

Interior 68.4 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.