



Apartment Two-bedroom (3+kk)

Rented

61 m², Prague 3, Žižkov





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Total area	104 m ²
Floor area*	61 m ²
Terrace	43 m ²
Parking	-
Cellar	-
PENB	G
Reference number	36300
Available from	Immediately

* 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.

Boasting a 43 sq. m. terrace offering views of the National Monument with the statue of Jan Žižka on Vítkov Hill, this fully furnished, high-standard, completely newly refurbished 2-bedroom apartment with designer furniture is situated on the 4th floor of a traditional residential building with courtyard terraces and an elevator. The building has undergone a meticulous renovation and is situated on a quiet street in the heart of Žižkov, within easy reach of the Vítkov, Parukářka, and Riegrovy sady parks, with very quick access to the city center - ten min. to Wenceslas Square. Full amenities and services are available within easy reach, a tramp stop is located five min. from the building (two min. to the Hlavní nádraží metro station). The popular Jára Cimrman Theater and the Žižkov landmark - the Prague TV tower are within walking distance.

The **air-conditioned** apartment features a living room with a fully fitted open plan kitchen and access to the **terrace**, a bedroom, an office, a **marble** bathroom with a bathtub and toilet, a utility room, and an entrance hall with built-in wardrobes.

High standard finishes, **high-quality** materials and equipment, **oak floors**, tiles, built-in storage, central heating, washing machine, dryer, dishwasher, garden furniture, TV, video entry phone. Monthly deposit for service charges, water, and heating: CZK 3,782 for one person. Electricity is billed separately (transferred to the tenant).