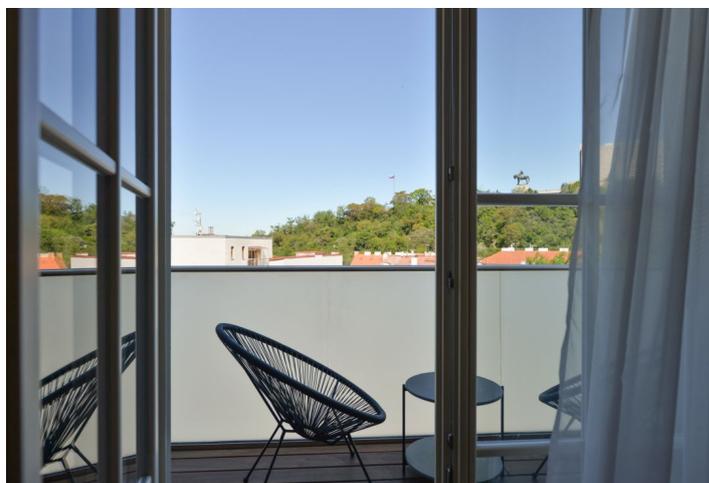
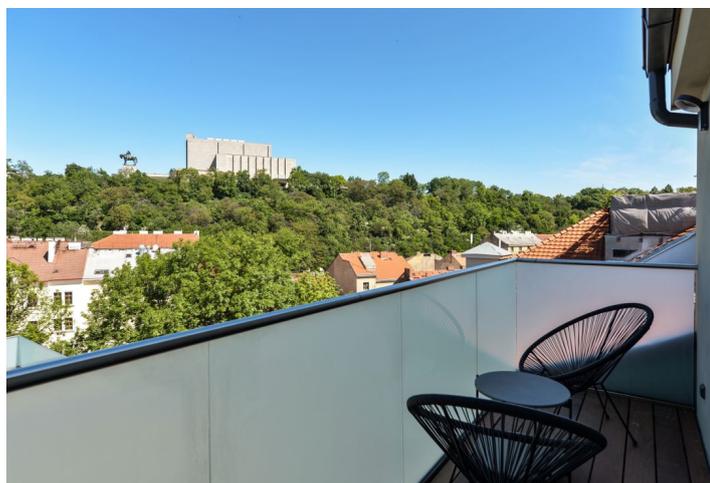




## Apartment One-bedroom (2+kk)

Rented

69 m<sup>2</sup>, Praha 3, Žižkov





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Rented

69 m<sup>2</sup>, Praha 3, Žižkov

|                  |                   |
|------------------|-------------------|
| Total area       | 80 m <sup>2</sup> |
| Floor area*      | 69 m <sup>2</sup> |
| Terrace          | 11 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 36301             |
| 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 11 sq. m. terrace offering views of the National Monument with the statue of Jan Žižka on Vítkov Hill, this fully furnished, high-standard, completely refurbished, air-conditioned 1-bedroom flat with designer furniture is 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 with a dining area and access to the terrace, a bedroom, a marble bathroom with a shower and a toilet, an equipped walk-in closet, 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, dishwasher, balcony furniture, TV, video entry phone. Monthly deposit for service charges, water, and heating: CZK 3,933 for one person. Electricity is billed separately (transferred to the tenant).