



## Apartment One-bedroom (2+kk)

Sold

45 m<sup>2</sup>, Prague 3, Žižkov, Řehořova





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Total area	45 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	38166

This one-bedroom apartment with high ceilings is located on the raised ground floor of an apartment building on Řehořova Street, a one-way side street in a popular location adjacent to the city center. The neighborhood offers easy access via public transport, a wide selection of restaurants, and several parks.

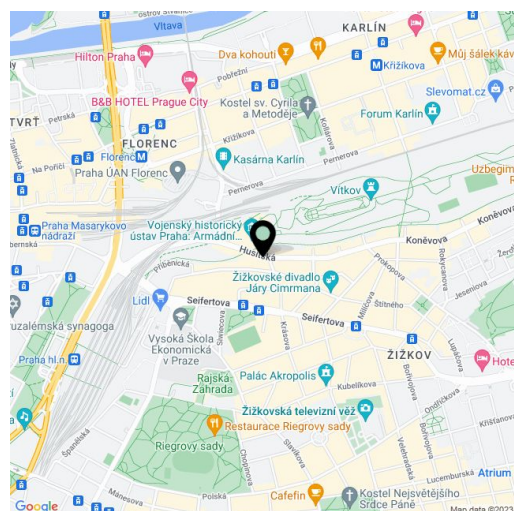
The unit is divided into a living room with a kitchen, a bedroom, a bathroom, a separate toilet, and a hallway. The kitchen faces **south** towards the street, the **bedroom towards the courtyard**.

The interior of the apartment has many original elements and was partially reconstructed 4 years ago. There is a new electric boiler, gas stove, intercom, original refurbished **parquet and wooden plank floors**, and tiles. Windows are wooden casement. Electric heating. The apartment comes with a **cellar storage unit**.

The building is part of a traditional residential area right next to the center, which you can reach on foot in just a few minutes or by taking a tram from the nearby tram stop. Classic Žižkov pubs, clubs, sports grounds, or the **J. Cimrman Theater** are all in close proximity. There are also several parks within easy walking distance: **Vitkov hill**, on Radost Square, Rajska zahrada and **Riegrový sady** parks, and there is a **bike path** on the site of a former railway line right by the building.

Interior 45.05 m<sup>2</sup>, cellar 4.5 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.



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