



## Apartment Two-bedroom (3+kk)

Sold

82 m<sup>2</sup>, Prague 3, Žižkov





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Total area	97 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38404

\* 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.

This new air-conditioned duplex apartment with a spacious terrace boasting amazing views of the city's panorama, including Prague Castle, is located on the last two floors of a classic apartment building, where a complete reconstruction is currently underway. The building has a garden in the courtyard with a seating area. This neighborhood with a full spectrum of services is just 5 minutes by tram from the center. Estimated completion September 2021.

The entrance level (on the 6th floor of the building) consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a hallway with a staircase to the attic. The upper level offers a second bedroom with a bathroom and a **west-facing terrace with far-reaching, unobstructed views**. The balcony and terrace will allow you to watch breathtaking sunsets.

Standard equipment includes air-conditioning, **wooden floors** and windows, Sapeli Elegant interior paneled doors, Italian **Cerim Timeless Calacatta Naturale** tiles, and quality sanitary facilities, including a Hüppe walk-in shower. The building has an **elevator** with wheelchair access and an **ornamental garden with outdoor seating** that residents can enjoy.

The building stands on a side one-way street in a sought-after location near the University of Economics, the Žižkov J. Cimrman Theater, the Viktoria Žižkov football stadium and **many shops, restaurants, cafés, and clubs**. One of the main landmarks of the neighborhood is the **Neo-Gothic Church of St Procopius**. The nearby tram stop is served by multiple lines and the park on **Vítkov Hill** and the **Riegrový Sady** and **Rajská zahrada** parks can easily be reached on foot.

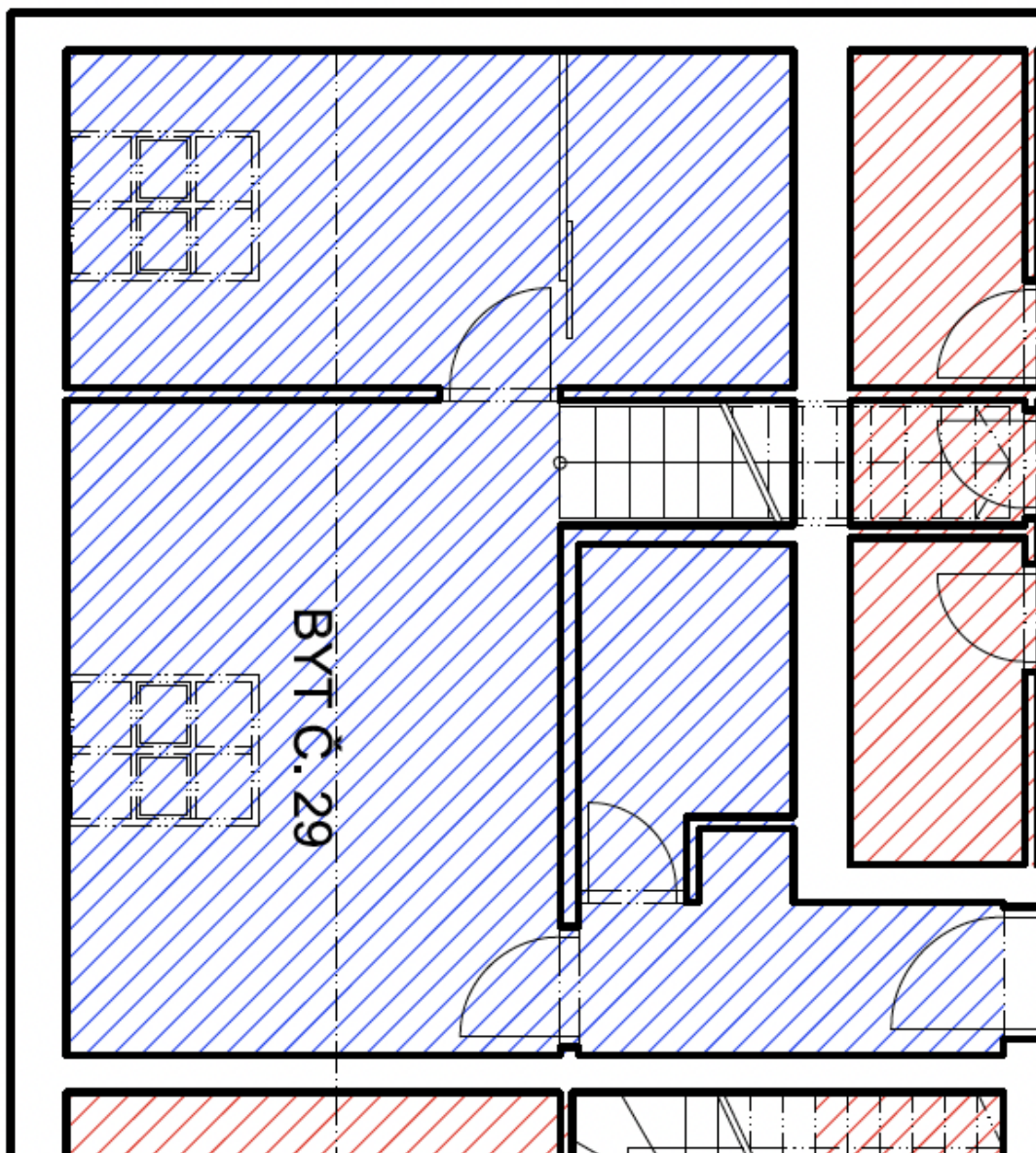
Floor area 81.8 m<sup>2</sup>, terrace 15.1 m<sup>2</sup>.



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