



## Apartment One-bedroom (2+kk)

**Sold**

51 m<sup>2</sup>, Prague 3, Žižkov





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Total area	51 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38405

\* 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 incredibly bright attic apartment without sloping walls boasting amazing unobstructed views of the city's panorama, including Prague Castle, is located on the 6th floor of a classic apartment building, where a complete reconstruction is currently underway. A full spectrum of services can be found in the immediate vicinity, including great tram connections. Completion is scheduled for September 2021.

The layout of this west-facing apartment with windows overlooking the courtyard consists of a living room with a preparation for a kitchen, one bedroom, a bathroom with a toilet, and a hallway.

A distinctive feature that sets this apartment apart from others are its **wall-to-wall large-format windows** in the living room and bedroom, which provide **breathtaking views**. Standard equipment includes **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 Riegrovy Sady and Rajská zahrada parks can easily be reached on foot.

Floor area 51.2 m<sup>2</sup>.





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