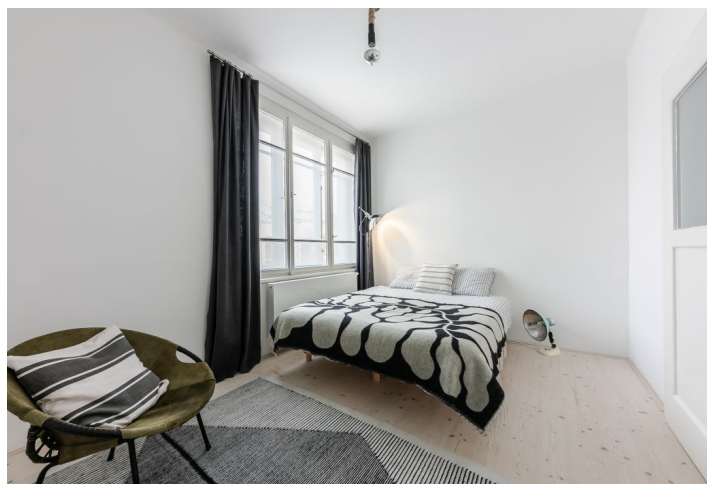




## Apartment One-bedroom (2+kk)

Sold

49.74 m<sup>2</sup>, Prague 3, Žižkov, U Kněžské louky





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**Sold**49.74 m<sup>2</sup>, Prague 3, Žižkov, U Kněžské louky

Total area	55 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38735

This beautifully lit, cozy apartment with a balcony is located on the 1st floor of a Functionalist apartment building that stands on a one-way street lined with mature trees near the revitalized Třešňovka park and garden, in an easily accessible place with a complete range of services including many sports grounds.

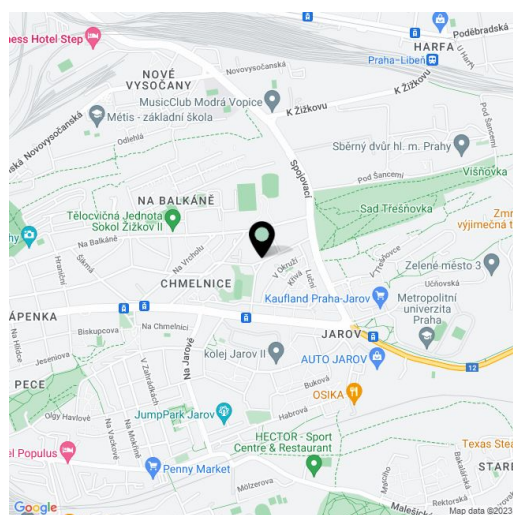
The layout consists of an open plan living room with a kitchen, dining room, foyer, and access to the **balcony**, a bedroom, and a bathroom with two windows.

The apartment was sensitively renovated in 2018; the floors of the living rooms are **whitewashed hardwood pine** with Nordic varnish, concrete in the bathroom. Windows are original casement refurbished (new in the bathroom). Facilities also include a German **Schüller** handleless kitchen equipped with a **granite worktop** and built-in **Siemens** appliances, Duravit and Grohe sanitary ware, and a bidet shower attachment. Heating is by a Vaillant gas condensing boiler.

Everything you need is in the immediate vicinity: supermarkets and other shops, a post office, or a pharmacy. A wide range of sports activities can be enjoyed in the nearby **tennis courts**, multi-purpose sports hall, outdoor gym, or football pitch, and the **Pražáčka sports and recreational complex** is also not far away. The surrounding Třešňovka Garden or the Na Krejčárku Forest Park, which is connected to the **large park on Vítkov Hill**, are perfect spots for a walk or run. Last year, a park with a children's playground located on the same street was revitalized. Transport connections are provided by buses with a stop close to the building, thanks to which you can quickly get to the Vysočanská metro station or tram stop (a 5-minute walk away). The ride to the city center by tram takes about 15 minutes.

Floor area 49.74 m<sup>2</sup>, balcony 5.5 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.