



Apartment One-bedroom (2+kk)

Sold

52 m², Praha 3, Žižkov, Čajkovského





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| | |
|------------------|-------------------|
| Total area | 52 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 39707 |

This southwest-facing apartment with high ceilings is located in a classic brick building in the popular district of Prague 3 - Žižkov with complete services and quick connections to the city center.

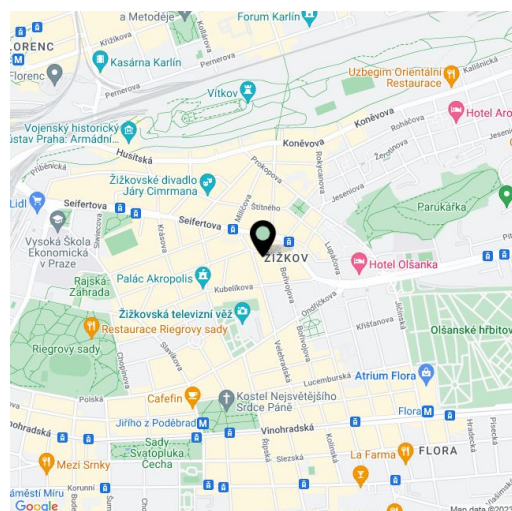
The 2nd floor apartment is divided into a living room with a kitchen, a bedroom, a bathroom (bathtub with a shower screen, sink, connection for a washing machine, heated towel rail), a separate toilet with a sink, a closet, and a hallway.

Facilities include **refurbished parquet floors** and original casement windows with new inner wings and **wooden shutters** in an **Italian style**. The rooms are connected by **sliding glass doors** with a floor-to-ceiling height. The kitchen is equipped with built-in appliances. Heating is by a electric boiler. The unit comes with a **cellar**. The building is being gradually renovated, it has a new facade towards the courtyard and the refurbishment of the common areas is being prepared.

The building stands on a side street near the local landmark of the **Neo-Gothic Church of St. Prokopius**. **Mahlerovy Park** with the **Žižkov TV tower** is a 5-minute walk away as is the nearest tram stop. Within walking distance, there is a supermarket and other shops, a post office, a pharmacy, **the Žižkov Jára Cimrman Theater**, and a sports center with a **swimming pool and a wellness area** with several saunas and a Jacuzzi. **Jiřího z Poděbrad Square** with **farmers' markets**, bistros, the iconic church, and a metro station can be reached in 8 minutes.

Floor area 51.5 m² (interior according to the owner's declaration 49.5 m²), cellar 4.5 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



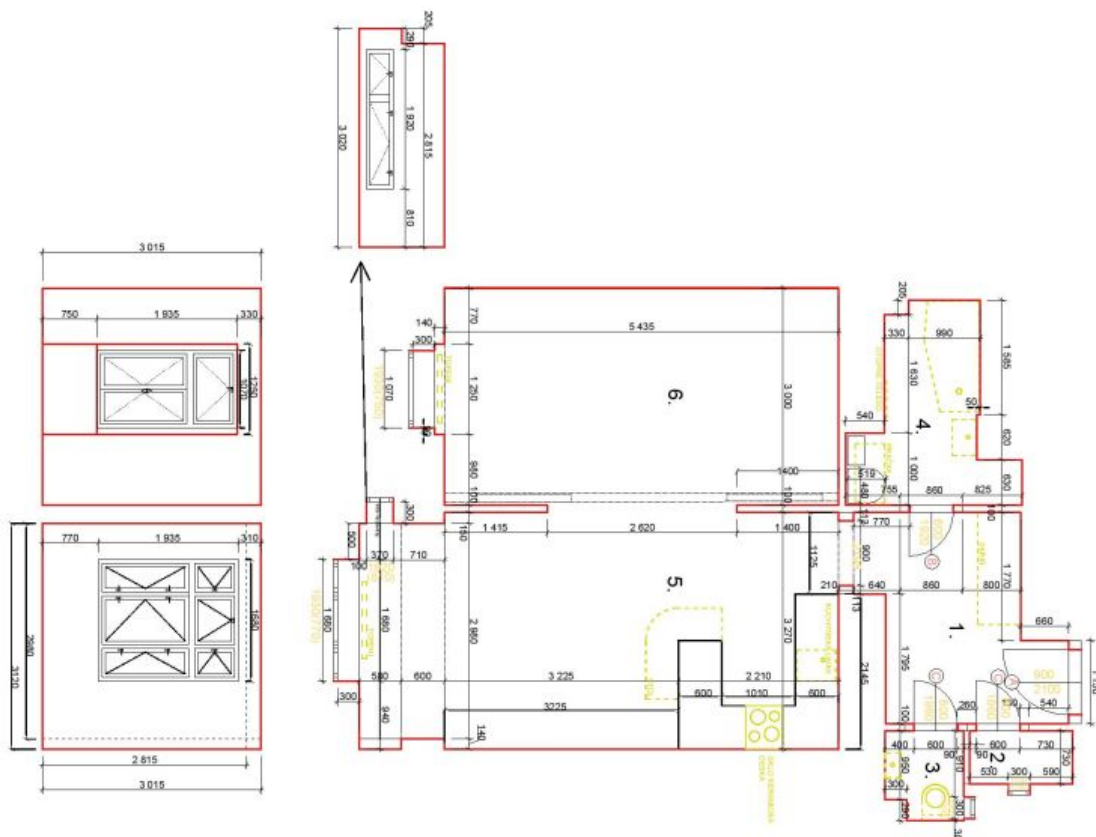
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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TABULKA MÍSTNOSTI

| MÍSTNOST OZN. | SVĚTLÁ VÝŠKA MM | m ² |
|------------------|--------------------|----------------|
| 1-CHODBA | 2940 | 6,7 |
| 2-KOMN.ŘA | 2690 | 1,0 |
| 3-VČ. | 2690 | 1,2 |
| 4-KOUPELNA | 2770 | 4,5 |
| 5-OB. POKOJ | 3015 | 21,4 |
| 6-POKOJ | 3015 | 16,7 |
| | | 51,5 |



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