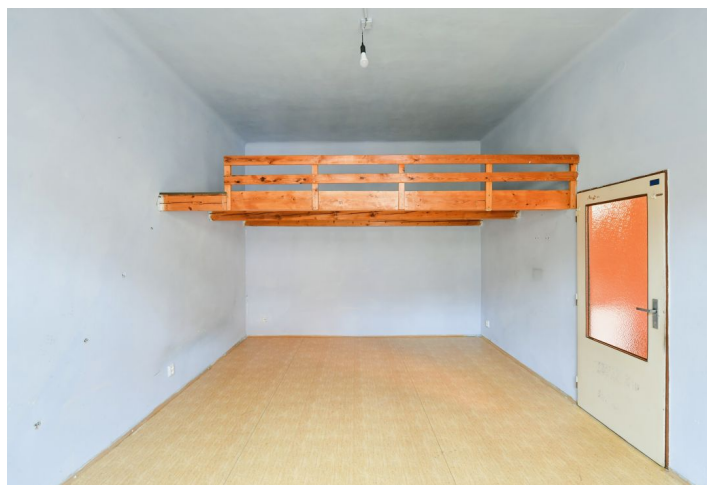




## Apartment One-bedroom (2+kk)

Sold

40.2 m<sup>2</sup>, Praha 3, Žižkov





## Apartment One-bedroom (2+kk)

**Sold**40.2 m<sup>2</sup>, Praha 3, Žižkov

Total area	40 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	42065

\* 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 apartment in need of total reconstruction is part of a renovated building in a nice part of Prague 3 - Žižkov on a wide street lined with mature trees, just a short walk from the beautiful JZP (náměstí Jiřího z Poděbrad). Within reach of complete services and several parks, a few minutes by public transport from the city center.

The current layout of the apartment on the 3rd floor consists of 2 rooms, 1 of which is with kitchen hookups, and a separate storage room located in the common area opposite the apartment. The apartment is currently connected to a neighboring residential unit (which we also offer for sale); there is no bathroom or toilet.

The apartment with high ceilings is intended for **complete reconstruction**. The unit comes with a **cellar**. The historic apartment building was gradually renovated in 2008 and 2010-2013. It has new wooden **casement windows** and a modern **elevator**, renovated common and basement areas, a new roof, utilities (water, electricity, gas), and entrance doors.

An attractive location close to **Mahlerovy Sady Park**, within walking distance of the **park on Parukářka** or Jiřího z Poděbrad Square lined with cozy cafes and bistros. There are also **tennis courts** or a sports and relaxation center with a **swimming pool** nearby. The ride to the city center takes about 5 minutes by tram from a nearby stop.

Interior 40.2 m<sup>2</sup>, cellar 2 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.



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