



## Apartment One-bedroom (2+kk)

Sold

40.9 m<sup>2</sup>, Praha 3, Žižkov





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Total area	41 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	42066

\* 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 on the 3rd floor is part of a nicely renovated apartment building on the border of Žižkov and Vinohrady, on a wide street lined with mature trees, near the beautiful JZP (náměstí Jiřího z Poděbrad). Within reach of a complete services and several parks, just a few minutes by public transport from the city center.

The current layout of the apartment consists of 2 separate rooms, a bathroom with a toilet and bathtub, a closet, and a hallway. The apartment is currently connected to a neighboring 40.2 sq. m. unit, which we also offer for sale.

The apartment with high ceilings is intended **for complete reconstruction**. The unit comes with a large cellar. The historic apartment 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, distribution (water, electricity, gas), and entrance doors.

The corner building is located close to **Mahlerovy Sady Park**, within walking distance of the park at **Parukářka and Jiřího z Poděbrad Square** with farmers' markets, cozy cafés, 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 40.9 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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