svoboda Gwilliams | CHRISTIE'S

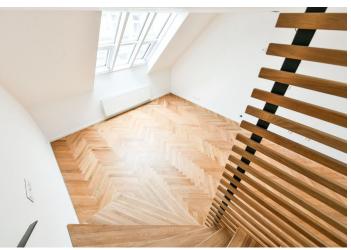


Apartment Three-bedroom (4+kk)

90 m², Prague 3, Žižkov, Roháčova











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 **Brno** +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 12. 2024, 14:57

Rented

svoboda Gwilliams | CHRISTIE'S



Apartment Three-bedroom (4+kk)

Rented

90 m², Prague 3, Žižkov, Roháčova

Total area	90 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	42649
Available from	Immediately



* 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 high-standard, furnished 2-3 bedroom 2-bathroom split-level attic apartment is on the third floor of an Art Nouveau apartment building without an elevator, on a quiet side street in the Žižkov district with an authentic atmosphere. The building stands on a one-way street near Vítkov Hill Park, in a location with full amenities and services in close vicinity and with access to public transport. Nearby is the Žižkov J. Cimrman Theater and the legendary tunnel for pedestrians and cyclists connecting Žižkov with the trendy district of Karlín. There is a bus stop not far from the building, with links to the Florenc metro transfer station. A tram stop is within a 5-minute walk.

The entrance level consists of a large living room with a fully fitted open plan kitchen, a bedroom, a bathroom with a walk-in shower and toilet, and a spacious entrance hall with a closet. On the attic floor, there is a master bedroom with a free-standing bathtub, a toilet and a closet and an office that is accessible from the master bedroom.

High-standard equipment, **oiled oak parquet floors**, large-format tiles, Vitra, Sapho, Laufen, and Hansgrohe sanitary ware, white coffered interior doors, historic fireproof entrance door, classic historic Nenadal windows, tripleglazed atelier windows with aluminum frames, Velux skylights, **airconditioning**, steel staircase with oak treads, heated floor in the bathroom, **cellar**. Dishwasher, washer, dryer. Monthly deposit for service charges, water, and heating: CZK 3,500 (per person). Electricity is billed separately. Furnished despite the photos. Available from September 2022.

Prague +420 257 328 281 +420 724 551 238

Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 12. 2024, 14:57



Apartment Three-bedroom (4+kk)

Rented

90 m², Prague 3, Žižkov, Roháčova



Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 12. 2024, 14:57