



## Apartment One-bedroom (2+1)

Sold

93 m<sup>2</sup>, Prague 3, Žižkov, Domažlická





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|                  |                   |
|------------------|-------------------|
| Total area       | 94 m <sup>2</sup> |
| Floor area*      | 93 m <sup>2</sup> |
| Loggia           | 1 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| Service price    | 1 350 CZK monthly |
| PENB             | G                 |
| Reference number | 44138             |

This classic apartment with high ceilings, large windows, and a loggia is located on the 2nd floor of an apartment building with an elevator and preserved original craftsmanship. The apartment is situated on a quiet street in Prague 3, Žižkov, not far from large parks.

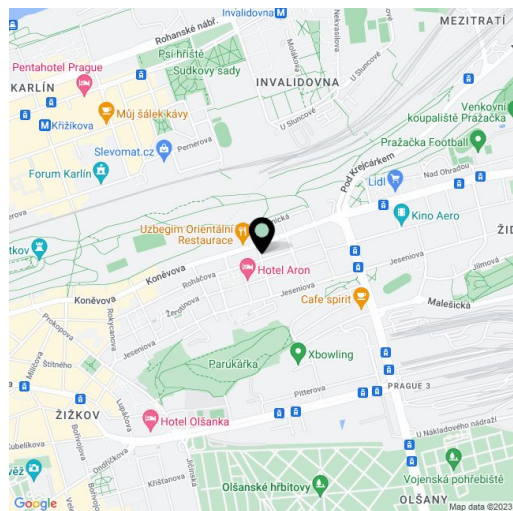
The layout consists of a living room, a separate kitchen with a dining area, a pantry, and a loggia, 1 bedroom, a bathroom (with a shower), a toilet, a hall, a cloakroom/utility room, and a foyer. The rooms face southwest towards a quiet street and the kitchen with a loggia towards a **green courtyard**.

There are **parquet floors** throughout the apartment and a decorative **tiled stove** in the living room. The kitchen is fully equipped (including a **dishwasher**), and the apartment also has built-in wardrobes. Heating is provided by a gas boiler. The apartment comes with a cellar storage unit. The building is nicely maintained and has a **modern elevator** and **chip entry**.

The building is situated in a convenient location just a few steps from **Parukářka Park** and near **Vítkov Park**. The place offers complete civic amenities and quick access to the city center by buses and trams. It only takes a few minutes to get to the Florenc transfer station (lines B and C) and the Želivského metro station (line A).

Floor area 92.7 m<sup>2</sup>, loggia 1.2 m<sup>2</sup>, cellar 7.3 m<sup>2</sup>. The apartment is rented until September 1st, 2023.

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



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.