



## Apartment One-bedroom (2+1)

€ 382 480 | CZK 9 300 000

69 m², Prague 3, Žižkov, Křišťanova





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Total area	72 m²
Floor area*	69 m²
Balcony	3 m²
Parking	-
Cellar	-
PENB	Not required
Reference number	107965

This spacious partially furnished apartment with a balcony facing a green courtyard is located on the 1st floor of a well-maintained brick building with an elevator in Žižkov. The area is easily accessible by metro to the Flora station or by tram to Olšanské Square. The nearby Parukářka Park offers beautiful views of the city and is a lively center of Žižkov events.

The layout of the apartment consists of a kitchen with a balcony facing south onto the landscaped courtyard, a living room, a bedroom, a bathroom with a bathtub, a separate toilet, and a hallway.

The apartment has large windows, floating floors, and a fully equipped kitchen. It is in its original condition, intended for reconstruction. In addition to the staircase, the building also has an elevator. Residents can park in the blue zone on the street.

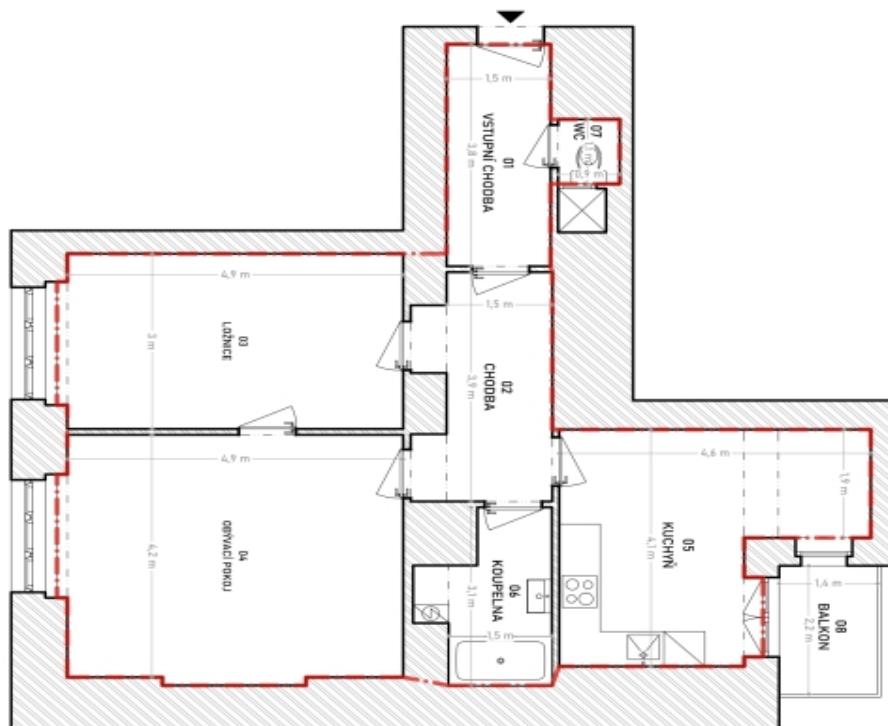
The quiet one-way street is located near Olšanské Square with a fast tram connection to the city center. It's just a few minutes' walk to the popular Parukářka Park, where various events and concerts are held, and on the opposite side you can walk to the Flora metro station and shopping center in just a few minutes. Active individuals will welcome the possibilities of the Olšanka Sports Center with a swimming pool and the bike path to Karlín. The surrounding area offers full amenities including kindergartens, schools, restaurants, cafes, and shops, and regular farmers' markets are held on nearby Jiřího z Poděbrad Square.

Floor area 69.3 m², balcony 2.8 m², cellar.

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

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VÝMĚRY MÍSTNOSTÍ	
BYTOVÁ JEDNOTKA	PLACHA [m <sup>2</sup> ]
Č.M. PĚPIS	
01 VSTUPNÍ CHODBA	5,9
02 CHODBA	7,7
03 LOŽNICE	15,1
04 OBÝVAČ POKOJ	21,1
05 KUCHĚŇ	14,8
06 KOUPELNA	4,7
07 WC	1,1
úžitná PLACHA BYTOVÉ JEDNOTKY [m <sup>2</sup> ]	70,4
08 BALKON	3,4
úžitná PLACHA + LOŽNĚ [m <sup>2</sup> ]	73,8
PODLAŽNÍ PLACHA BYTOVÉ JEDNOTKY [m <sup>2</sup> ]	74,6

— — — — — HRAŇICE PODLAHOVÉ PLOCHY B.J., NB.J.  
 ZDĚNÉ STĚNY

Číslo a podrobné údaje týkajúce sa stavu poškodení a stavu objektu sú uvedené v tabuľke č. 1.