



64 m<sup>2</sup> Bořivojova, Praha 3 - Žižkov 12 895 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7946</b>	Price	<b>12 895 000 CZK</b>
Address	<b>Bořivojova, Praha 3 - Žižkov</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>64 m<sup>2</sup></b>
Energy performance of the building	<b>C - Economical</b>	Floor	<b>5th floor</b>
Device	<b>No</b>	Balcony	<b>5 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We are offering for sale 2+kt loft apartment with a total area of 63.6 m<sup>2</sup>, located on the 6th floor of a fully renovated brick building with an elevator on Bořivojova Street in Prague 3 - Žižkov. This is a newly created unit resulting from an attic conversion, offering a combination of modern living and an attractive location in the wider city center.

The layout of the apartment, with a floor area of 59.1 m<sup>2</sup>, is complemented by a 4.5 m<sup>2</sup> terrace. The highlight of the apartment is the living room, which is prepared for a kitchenette and features direct access to the terrace through a large-format sliding glass door. The bedroom faces east toward a quiet park and provides a pleasant space for relaxation. The layout also includes a bathroom with a shower and toilet, as well as an entryway. Thanks to its east-west orientation, the apartment is pleasantly lit throughout the day while offering quiet living with a view of the courtyard. The terrace offers an unobstructed view of the Žižkov Tower and the surrounding area.

The building has undergone a complete renovation, which included new utility lines, modernization of common areas, and the installation of an elevator. Heating and hot water are provided by a central gas boiler room in the building. A parking space in the courtyard is available for purchase with the apartment.

The Žižkov neighborhood has long been a sought-after part of Prague thanks to its atmosphere and excellent access to the city center. Parks, cafes, restaurants, and all amenities are within walking distance. Jiřího z Poděbrad Square is also within walking distance.