



🏠 82 m<sup>2</sup> 📄 Bořivojova, Praha 3 - Žižkov 🏠 15 895 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7947</b>	Price	<b>15 895 000 CZK</b>
Address	<b>Bořivojova, Praha 3 - Žižkov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>82 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>7 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We are offering for sale a 3-bedroom loft apartment with a total area of 81.8 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.

The apartment's floor plan, with a floor area of 75.1 m<sup>2</sup>, is complemented by a 6.7 m<sup>2</sup> terrace. The centerpiece 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 private area of the apartment includes two separate east-facing bedrooms. The layout is further complemented by a bathroom with a shower, a separate toilet, and an entryway with storage space.

Thanks to its east-west orientation, the apartment is pleasantly lit throughout the day and offers peaceful living with views of the park and 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 can be purchased 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, cafés, restaurants, and all amenities are within walking distance. Jiřího z Poděbrad Square is also within walking distance.