



One-bedroom Apartment

39 m² Praha 3, Jičínská

296 600 €



Layout
One-bedroom

Area
39 m²

Loggia
8.3 m²

We are offering for sale, ideally as an investment opportunity, a two-room apartment located on Jičínská street at the border of Vinohrady and Žižkov neighborhoods. The apartment underwent partial renovation in 2018, has a floor area of 38.6 m² plus a balcony measuring 8.3 m², and is situated on the 6th floor of a brick building with an elevator. The unit consists of two separate rooms, each with access to a spacious balcony overlooking greenery. In the entrance hall with natural daylight, there is a built-in kitchenette with a dining counter. Along the sides of the hallway, you will find a separate toilet to the left, and behind the main entrance, a bathroom with a shower. The entire apartment features vinyl floating floors and has district heating. The sale also includes a large cellar storage space measuring 6 m². The building from the 1930s is very well maintained by a conscientious housing association.

This apartment is an excellent investment opportunity. Thanks to its location and layout, which is also suitable for shared living, the apartment has been highly sought after especially by foreign students and has been continuously rented out. The rental arrangement can be smoothly continued for the new owner if desired. We are happy to provide more information.

Price	296 600 €
Floor area	39 m ²
Loggia	8.3 m ²
Cellar	6 m ²
Floor	6
Elevator	Ano
Building energy rating	F

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The area offers complete amenities – Metro and OC Flora shopping center are just 2 minutes from the building, along with schools, kindergartens, Vinohrady Hospital and other medical facilities, shops, restaurants, cafes, and also numerous parks and green spaces, such as Parukářka, Riegrovy sady, Mahlerovy sady, and the further away Grébovka, perfect for walks and relaxation in nature.

Nearby is Jiřího z Poděbrad Square with the beautiful Church of the Most Sacred Heart of Our Lord, where popular farmers' markets also regularly take place. Transportation access to the city center is excellent thanks to the subway, nearby bus, and tram stops. Access to the main transport arteries and the highway is also easy.

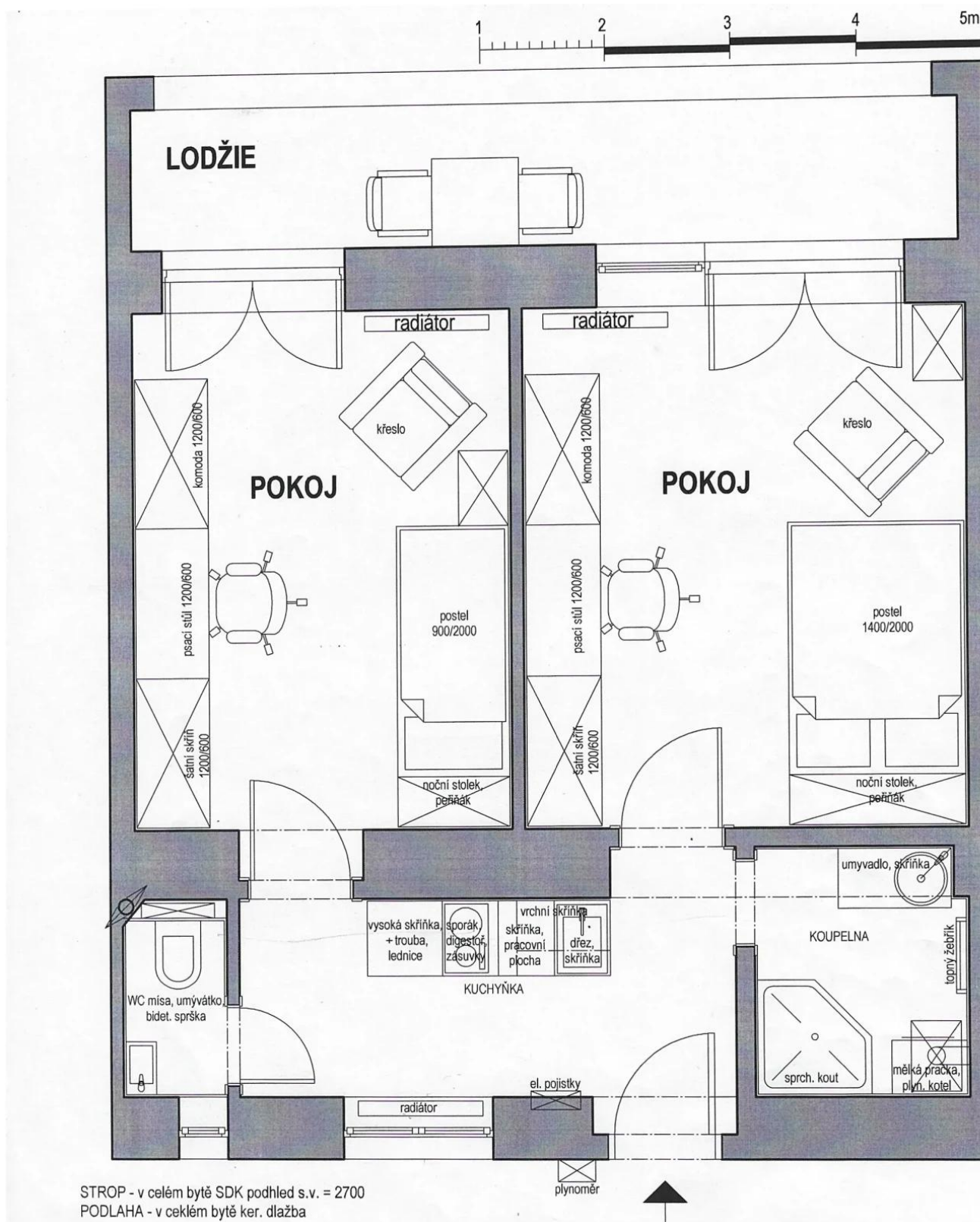
VÁŠ MAKLÉR



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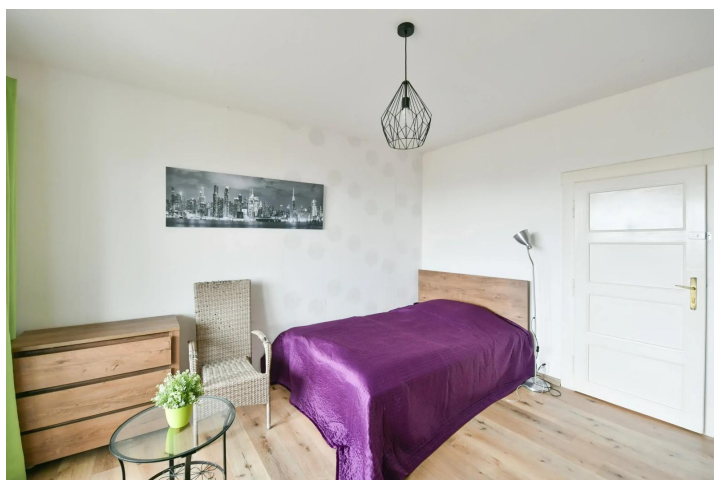
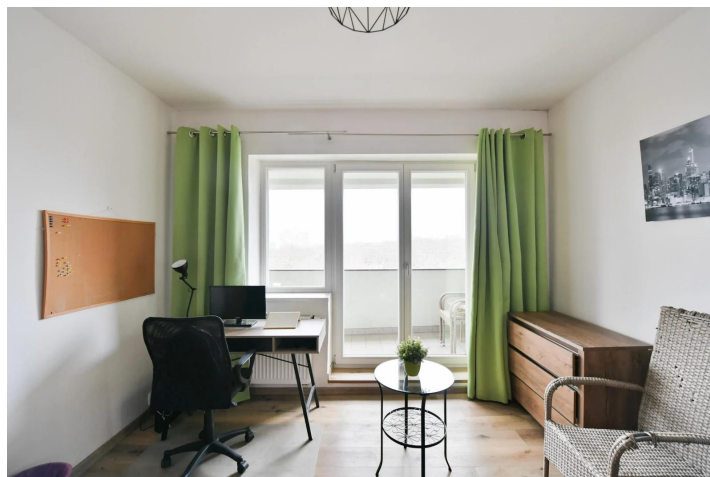
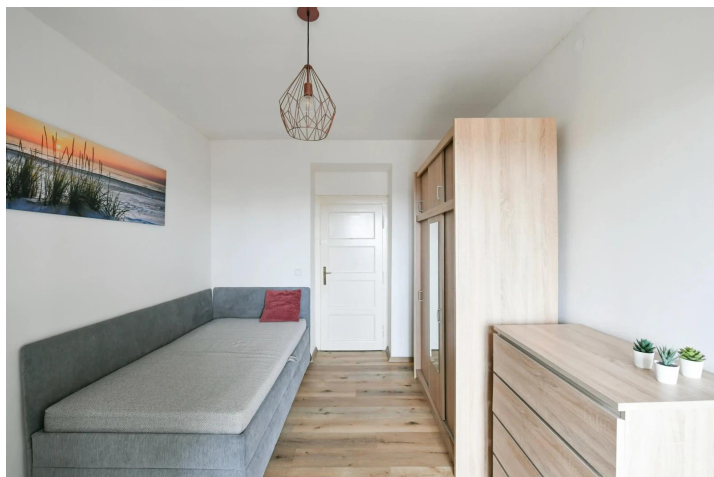
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