



🏠 90 m² 📄 Příbyslavská, Praha 3 - Žižkov 📅 under preparations



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Zdeněk Jemelík
SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz
+420 720 310 300

Order number	N7622	Price	under preparations
Address	Příbyslavská, Praha 3 - Žižkov	Type	Apartments
Disposition	3 + kitchen	Usable area	90 m²
Energy performance of the building	F - Very uneconomical	Floor	3rd floor
Device	No	Cellar	6 m²
Lift	Yes		

About real estate

We are pleased to offer for sale a bright and spacious 3+1 apartment with an area of 90 sqm, located in the sought-after district of Žižkov, Prague, on Přibyslavská Street.

The interior includes an entrance hallway, two spacious bedrooms, a living room, a fully equipped kitchen with a dining area (including a cooktop, oven, extractor, dishwasher, and fridge with freezer), a bathroom with a bathtub and toilet, a second bathroom with a shower, and an additional separate toilet.

The apartment is beautifully lit thanks to exceptionally large windows and features high ceilings. During the ongoing renovation, emphasis was placed on preserving all original elements such as wooden parquet floors, German tiles and cladding, original lacquered doors, new plaster, and fresh paint. The apartment is located on the 4th floor of a historical apartment building with an interesting façade, divided by profile pilasters with partially rough surface finishing. The façade was designed by the renowned architect Bohumil Hypšman. The apartment also comes with a brick cellar.

The building is situated in an attractive and quiet part of Prague 3, with excellent access to the city center. It is in one of the most desirable areas of Prague, near Jiřího z Poděbrad Square, close to many cafés, bistros, restaurants, shops, cultural venues, and essential services. The property enjoys excellent transport connections, with a tram stop just a minute's walk away, providing direct access to the main train station or Wenceslas Square. For nature lovers and those seeking active recreation, popular city parks such as Riegrovy Sady, Rajska Zahrada, Parukarka, and Vitkov are nearby.

This is an interesting investment opportunity as the apartment can be rented out with no further investment required and offers a stable yield of 3% p.a.