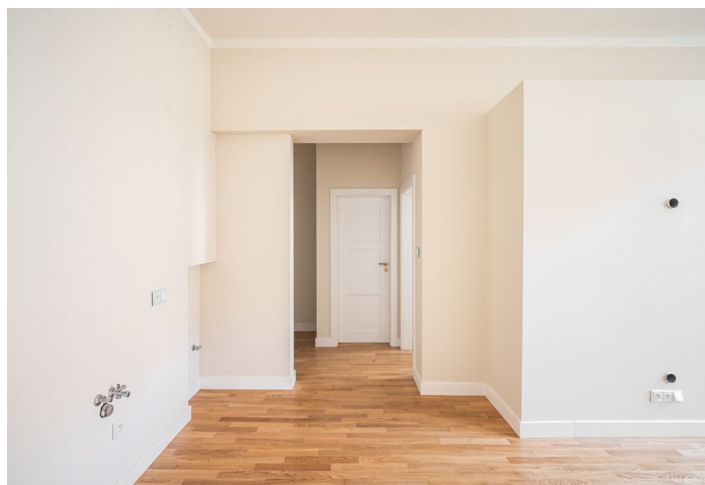




## Apartment One-bedroom (2+kk)

€ 319 709 | CZK 7 900 000

39.85 m², Prague 3, Žižkov, Kubelíkova





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€ 319 709 | CZK 7 900 000

39.85 m², Prague 3, Žižkov, Kubelíkova

Total area	40 m²
Parking	-
Cellar	2 m²
PENB	E
Reference number	104117

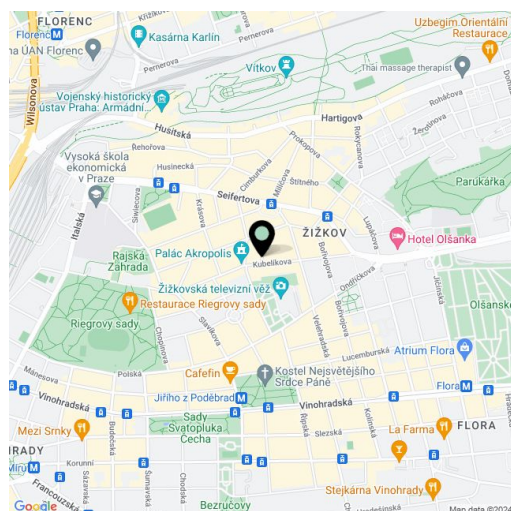
This newly renovated apartment with high ceilings is located on the 3rd floor of an apartment building on the border of Vinohrady and Žižkov, on a one-way street near Mahlerovy Gardens and not far from Jiřího z Poděbrad Square.

The layout consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom (with a shower), a hall, and a storage closet on the same floor.

The apartment **has just been renovated**. Floors are **new wooden**, casement windows have been refurbished. Heating is provided by an electric boiler. The apartment comes with **a cellar**.

There are many cafes, restaurants, shops, and **a sports center with a swimming pool** in the immediate vicinity. The Flora shopping and entertainment center or Jiřího z Poděbrad Square, where popular farmers' markets are regularly held, are about a 10-minute walk away. There is a tram stop a short distance from the building, and you can also walk to A line metro stations. The area is very pleasant thanks to the nearby Parukářka Park and Mahlerovy Gardens, with its landmark Žižkov Television Tower.

Floor area 39.85 m² (40.2 m² stated in the owner's declaration), cellar cubicle 2 m².



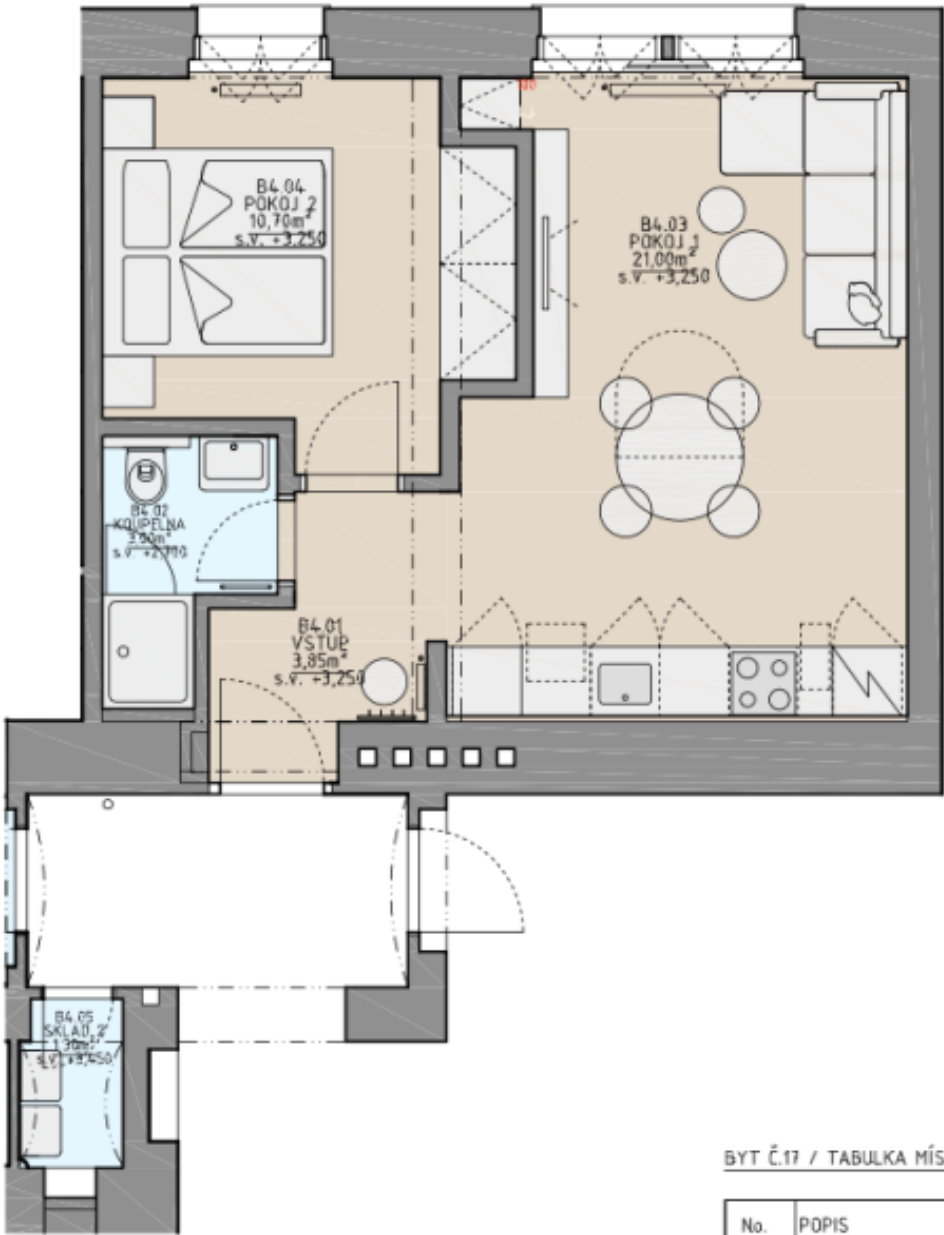
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT Č.17 / TABULKA MÍSTNOSTÍ

No.	POPIS	m <sup>2</sup>
B4.01	VSTUP	3,85 m <sup>2</sup>
B4.02	KOUPELNA	3,00 m <sup>2</sup>
B4.03	POKOJ 1	21,00 m <sup>2</sup>
B4.04	POKOJ 2	10,70 m <sup>2</sup>
B4.05	SKLAD/KOTEL	1,30 m <sup>2</sup>
SPOLU		39,85 m <sup>2</sup>