



## Apartment One-bedroom (2+kk)

Sold

39.85 m<sup>2</sup>, Prague 3, Žižkov, Kubelíkova





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|                  |                   |
|------------------|-------------------|
| Total area       | 40 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | 2 m <sup>2</sup>  |
| PENB             | E                 |
| Reference number | 104117            |

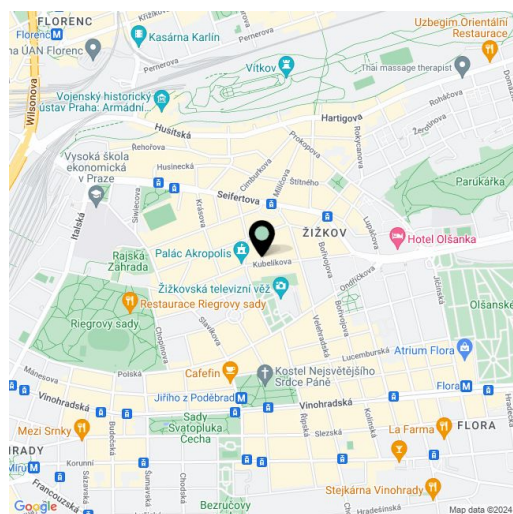
**This newly renovated apartment with high ceilings is located on the 3rd floor of an apartment building on the border of Vinohrady and Žižkov, on a one-way street near Mahlerovy Gardens and not far from Jiřího z Poděbrad Square.**

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**. New wooden floors; casement windows have been refurbished. Heating is provided by an electric boiler. The apartment comes with a cellar.

Many cafes, restaurants, shops, and a **sports center with a swimming pool** are 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 several metro stations (line A). The area is very pleasant thanks to nearby Parukářka Park and Mahlerovy Garden, with its landmark Žižkov Television Tower.

Floor area 39.85 m<sup>2</sup> (40.2 m<sup>2</sup> stated in the owner's declaration), cellar cubicle 2 m<sup>2</sup>.



\* 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> |