



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	102 m <sup>2</sup>
Parking	-
Cellar	6 m <sup>2</sup>
Service price	4 400 CZK monthly
PENB	D
Reference number	104817

**This very bright and spacious apartment is located on the 4th floor of a historic building with an elevator that stands on a nicely landscaped street lined with trees, near the Mahlerovy and Riegrovy gardens and Jiřího z Poděbrad Square.**

The practical layout consists of a living room, a dining area with an adjoining kitchen, 2 bedrooms, a bathroom (with a shower, toilet, and bidet), a separate toilet, a storage room with a connection for a washing machine, and a large entrance hall. The bedrooms provide wonderful views of the **quiet courtyard with mature trees**. The unit is listed as 3-bedroom in the owner's statement, but it is currently used as a 2-bedroom with an eat-in kitchen with the possibility of creating a 3rd bedroom.

Both the house and the apartment were **completely renovated** in 2015. The **casement windows** have been refurbished; floors are **wooden parquet**. The Hanák brand kitchen is equipped with **Siemens** and **Electrolux** appliances, the interior has several custom built-in elements, and the **large cellar** provides additional storage space. Heating is by a new Vaillant gas boiler.

The popular neighborhood allows you to have everything you need within walking distance—schools, restaurants, shops, and a **shopping and entertainment center** are nearby, **regular farmers' markets** are held on nearby Jiřího z Poděbrad Square, and in the nearby Olšanka Hotel there is a **sports center, swimming pool, and a sauna world**. The connection to the city center is fast thanks to the tram and metro from stops just a few minutes' walk from the house.

Floor area 102.4 m<sup>2</sup>, cellar 5.8 m<sup>2</sup>.

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

