



Apartment Three-bedroom (4+kk)

€ 669 174 | CZK 16 900 000

102 m², Prague 3, Žižkov, Kubelíkova





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Total area	102 m ²
Parking	-
Cellar	6 m ²
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 m², cellar 5.8 m².

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

