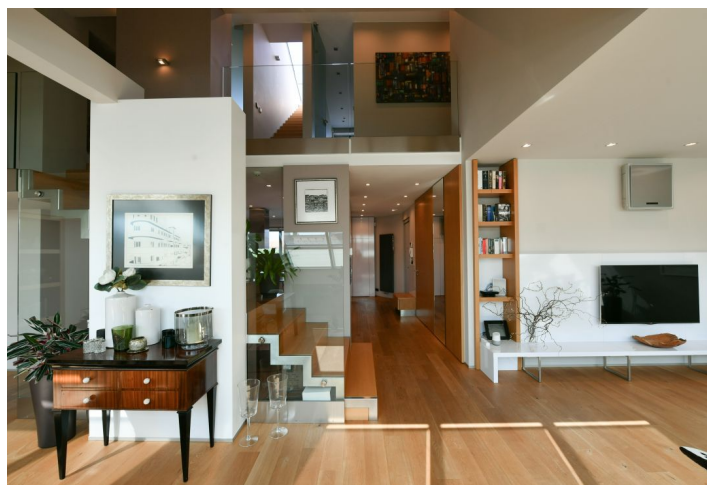




## Apartment Two-bedroom (3+kk)

Rented

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





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Rented

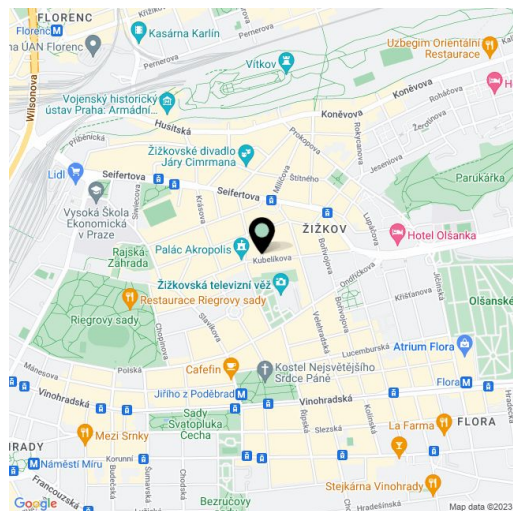
156 m<sup>2</sup>, Prague 3, Žižkov, Kubelíkova

Total area	201 m <sup>2</sup>
Floor area*	156 m <sup>2</sup>
Terrace	45 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	21372
Available from	Immediately

Designed by the renowned Donlic architectural studio, this fully air-conditioned, two-bedroom attic apartment boasts a rooftop terrace with panoramic views of Prague plus two other terraces with green views. The apartment, which is situated in a refurbished Cubist building with an elevator and preserved architectural elements, is fully furnished with designer furniture. Located on the border of Vinohrady and Žižkov, popular residential neighborhoods with an abundance of cafes, clubs, and restaurants, and the nearby Mahlerovy Sady Park. The apartment is within walking distance of the Flora shopping mall and metro station, as well as the Jiřího z Poděbrad metro station (both stations line A); 200 m from a tram stop.

The open-plan lower level features a living room, dining area, fully fitted quality kitchen with access to a terrace, and a prominent staircase. A guest toilet, utility area, and entry hall complete the space. The upper level offers 2 bedrooms with built-in wardrobes and access to a terrace (one bedroom has a dressing room), a second bedroom, a full bathroom, a storage room, and stairs leading to the rooftop terrace.

Wooden floors, atelier windows, security entry door, lots of built-in wardrobes and storage space, roller blinds, gas boiler, central switch, washer, dryer, dishwasher, microwave oven, wine fridge, terrace furniture and barbecue, video entry phone, satellite dish, alarm. Quiet living with easy parking on the street. Common building charges and water, incl. Internet CZK 3800 per month. Electricity and gas transferred to the tenant. Available from November or earlier after agreement 2021.



\* 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.