



## Apartment Three-bedroom (4+kk)

Sold

225 m<sup>2</sup>, Praha 3, Žižkov, Kubelíkova





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Total area	376 m <sup>2</sup>
Floor area*	225 m <sup>2</sup>
Balcony	34 m <sup>2</sup>
Terrace	117 m <sup>2</sup>
Parking	-
Cellar	-
Service price	5 599 CZK monthly
PENB	D
Reference number	27185

**Exceptional duplex apartment with two balconies and a 100 m<sup>2</sup> roof terrace boasting as well a sauna, a barbecue grill in the kitchen, views of the Žižkov tower directly from the bathtub and a lot of sophisticated built-in storage space. Designer features and great transport accessibility also contribute to this pleasant duplex.**

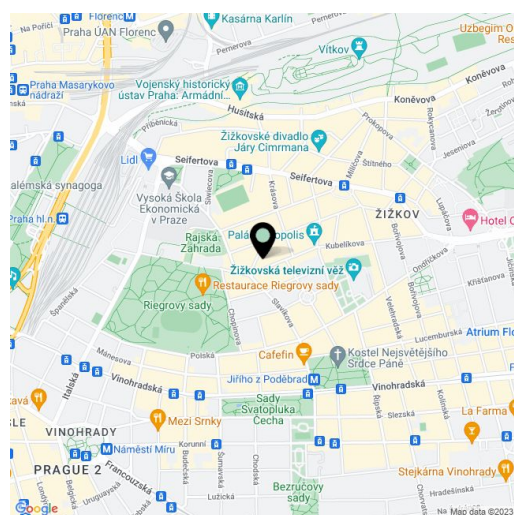
The apartment is located on the 6th and 7th floors of an apartment building (with a lift). The lower floor consists of an entrance hall, a kitchen, living room with wood **fireplace** and a **south-west terrace with remote control awning**. There is also a bathroom, walk-in closet and a **guest room** on this floor, now used as a gym.

Upstairs there is a gallery, **master bedroom with balcony and an en-suite walk-in closet and a bathroom**, laundry room, second bedroom with a balcony access, an second bathroom, a **sauna**, technical room and a staircase to the **roof terrace**. From the balconies oriented to a quiet courtyard there is a view of two important dominants of Vinohrady: the Josip Plečnik Church and the Žižkov Tower, the roof terrace allows you to see the whole of Prague.

The entire apartment has **air-conditioning**, the bedrooms have a completely silent heating / cooling system. Floors are dark oak, tiles with underfloor heating in the bathrooms. The interestingly designed **kitchen is fully equipped with top-notch appliances**, such as the professional Wolf gas stove with American grill, high-performance hood or Sub-zero fridge. The apartment is equipped with security door, safe and **security system** connected to a security agency. Parking in front of the house in the zone for residents or in a rented area in a guarded parking lot.

Location with great transport links to the center: a 2-minute walk to the **Lipanská tram stop**, where there are direct links to the center (7 minutes to Wenceslas Square). A short walk takes you to the **Jiřího z Poděbrad metro station (line A)**. On the square of the same name there are regular **farmers' markets**, other shopping opportunities are in the immediate vicinity (for example, a supermarket 300 meters away). Within walking distance there is a **kindergarten and basic school**. The surroundings offer many opportunities for walks, such as in the **Riegrový sady park** or the **Parukářka and Vítkov parks**.

Interior 225 m<sup>2</sup>, living room terrace 18.67 m<sup>2</sup>, balcony 15.47 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.

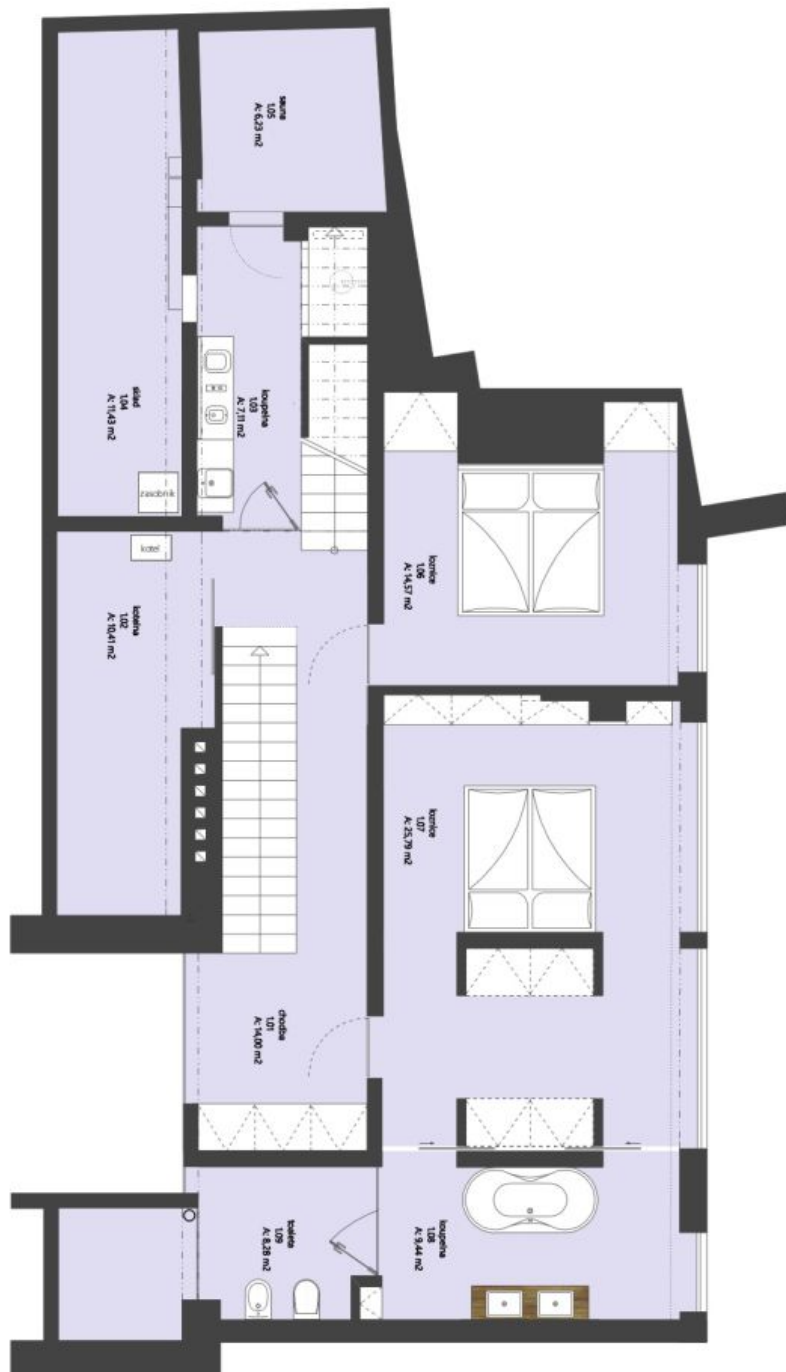




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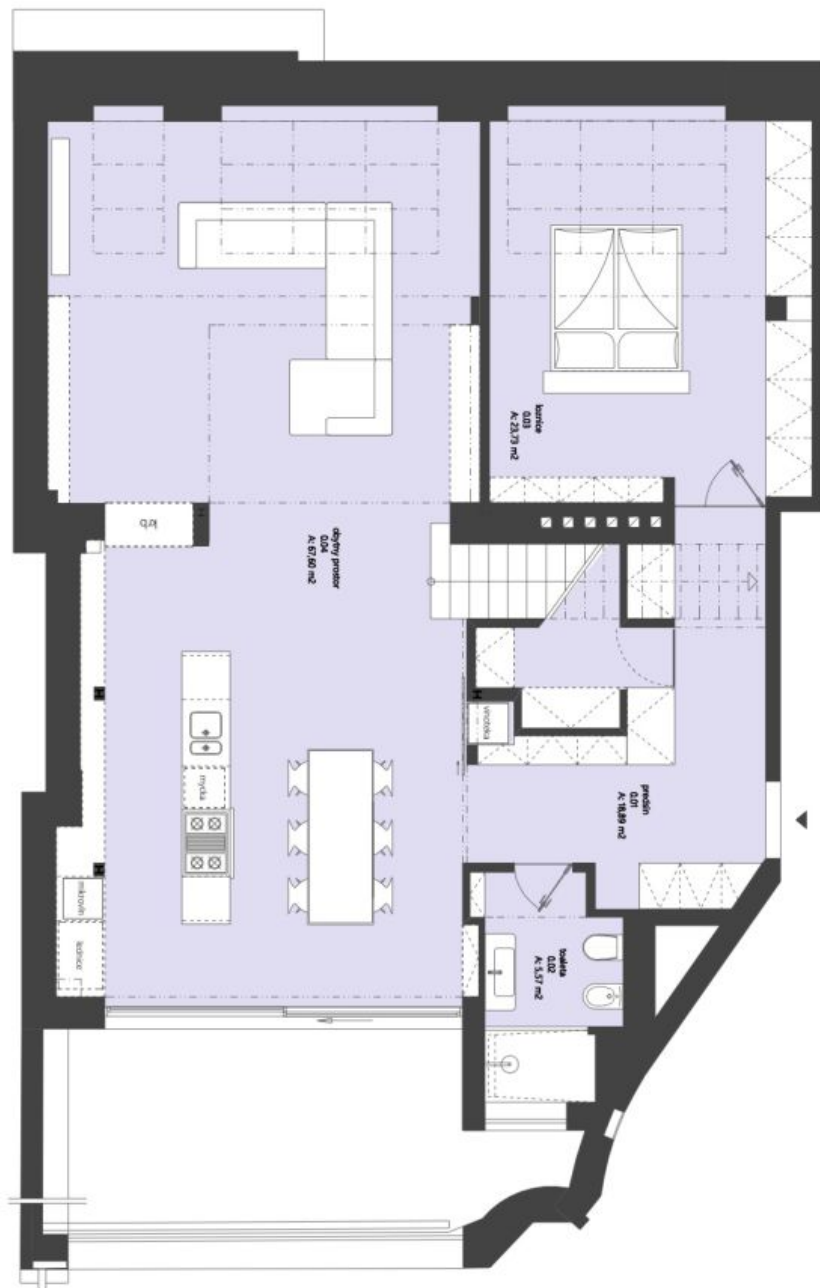
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