



Apartment Three-bedroom (4+kk)

Sold

225 m², Prague 3, Žižkov, Kubelíkova



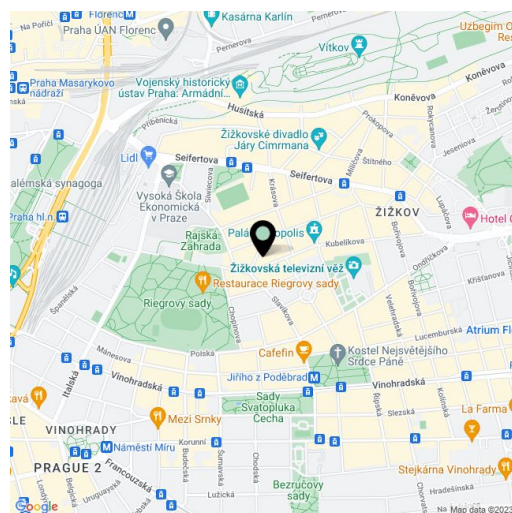


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Total area	376 m²
Floor area*	225 m²
Balcony	34 m²
Terrace	117 m²
Parking	-
Cellar	-
Service price	5 599 CZK monthly
PENB	D
Reference number	27185



* 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.

Exceptional duplex apartment with two balconies and a 100 m² 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**.

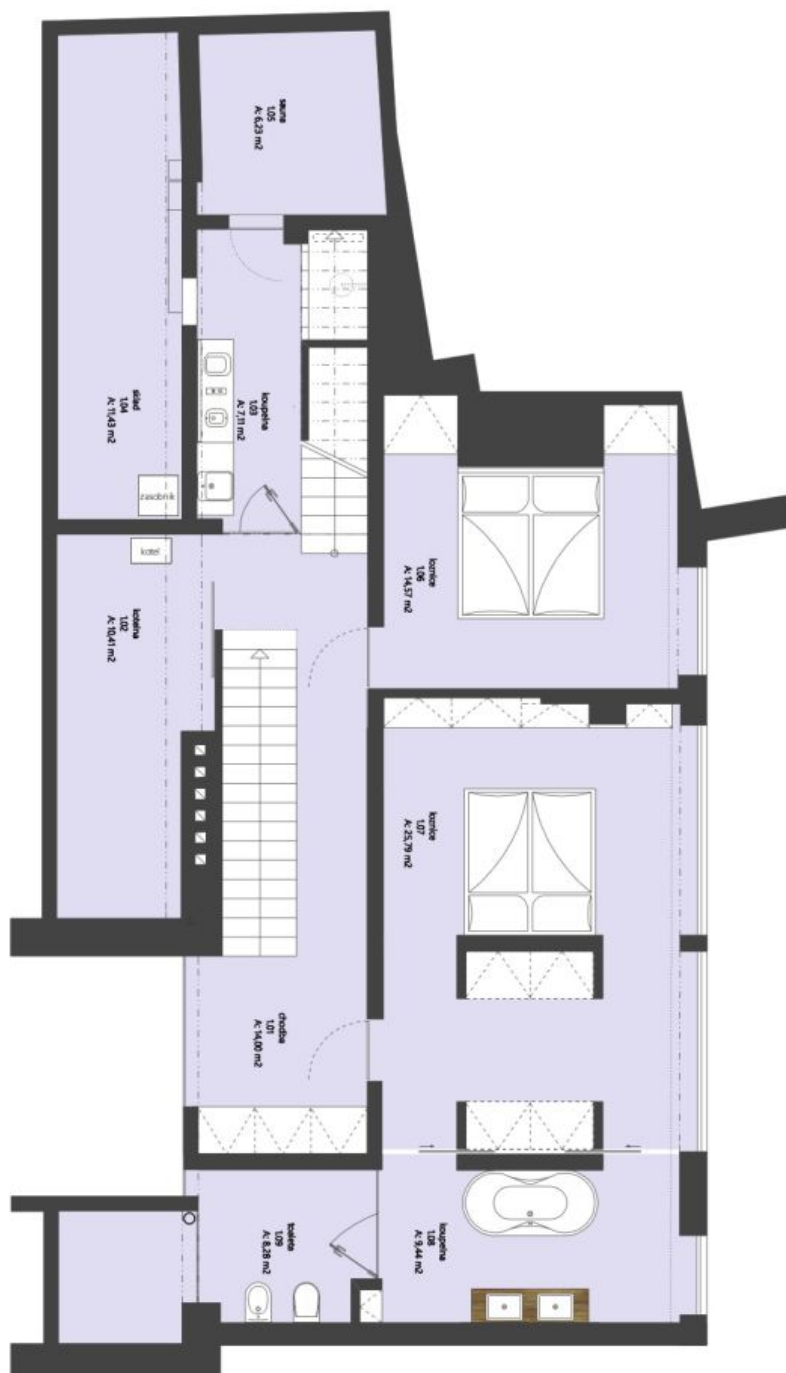
Interior 225 m², living room terrace 18.67 m², balcony 15.47 m²



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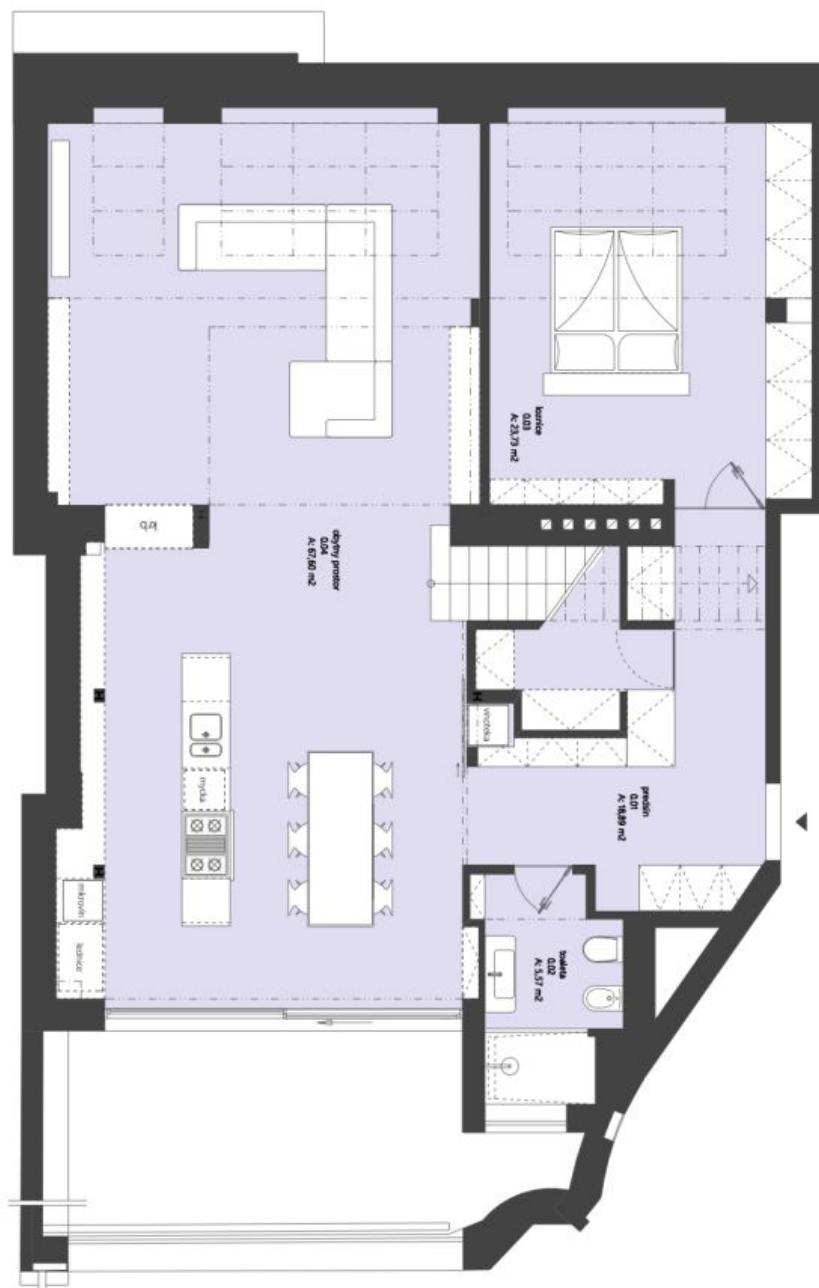
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