



Apartment Two-bedroom (3+kk)

Sold

97 m², Prague 3, Žižkov, Kubelíkova





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Total area	105 m ²
Floor area*	97 m ²
Balcony	8 m ²
Parking	-
Cellar	-
Service price	4 170 CZK monthly
PENB	G
Reference number	27668

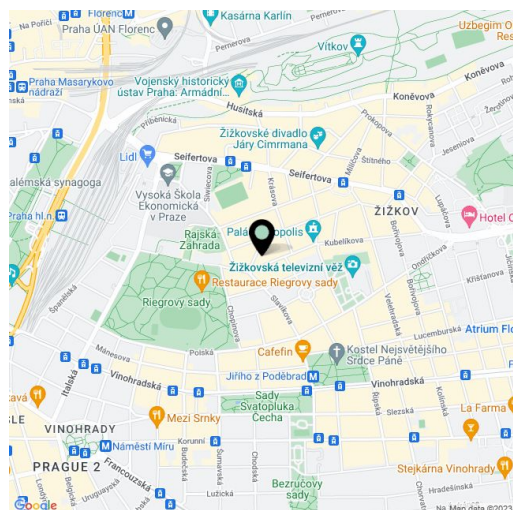
The air-conditioned attic duplex apartment with a terrace is located a short walk from Riegrovy Sady, on a street lined with Art Nouveau houses and matured trees. Popular location on the border of Žižkov and Vinohrady, all services within easy reach and with fast connection to the center.

The apartment is part of the 5th floor of a **completely renovated house with a lift**. The entry level of the apartment is created by **sunny living room with a kitchenette, a bedroom with a terrace and a fantastic view** of the Vítkov hill park, an **entry hall and a bathroom**. The upper floor, accessible via stairs in the living room, houses the **second bedroom**.

Furnishings includes a **wooden kitchen unit** with Gorenje appliances, new doors, **parquet floors** or large format tiles, stairs with solid wood steps, and **skylights** (in the living room two rows above). The Gres marble imitation bathroom is equipped with a **shower with a rain shower head**, sink, toilet, bidet, heating ladder and BAXI gas boiler, there is also storage space and a washing machine.

The tram connection to the center from the nearby stop is quick and direct. Within walking distance there is the **Jiřího z Poděbrad metro station**, many restaurants and cafes as well as smaller shops. Only a two-minute drive from a shopping center with a supermarket.

Interior 97 m², terrace 7.8 m².



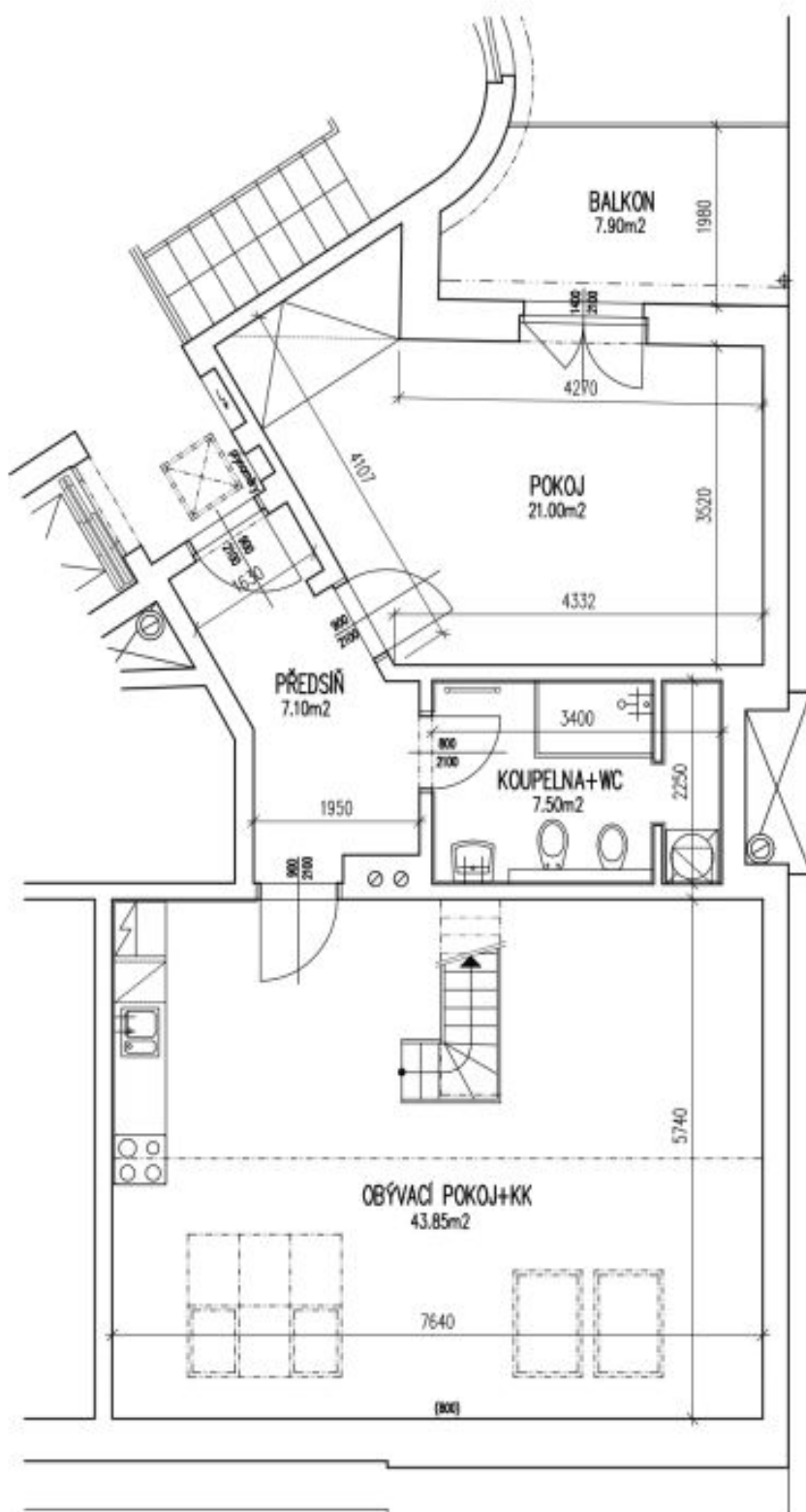
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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