



## Apartment Two-bedroom (3+kk)

Sold

98 m<sup>2</sup>, Praha 3, Žižkov, Ševčíkova





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Total area	100 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	28760

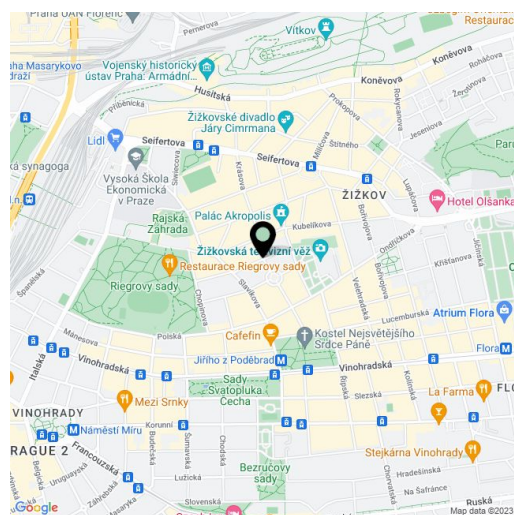
This pleasant, quiet apartment with large rooms and a courtyard-facing balcony is located in a picturesque square, not far from the popular Jiřího z Poděbrad square with a metro station and tram stops.

The layout of the apartment on the 1st floor consists of a spacious living room, which is illuminated by a **large bay window** and a bedroom with windows facing east onto a quiet street. Towards the west is a kitchen with a dining room and a balcony overlooking the courtyard. The dining room can easily be separated from the kitchen to create a separate second bedroom. The entrance hall leads to all 3 rooms, a bathroom, separate toilet and utility room.

There are **high ceilings (3.6 m)** and **double glazed doors**, which contribute to the pleasant atmosphere. Parquet flooring (in the dining room), tiles (in the kitchen, hall, bathroom, toilet and closet) and full carpeting in the rooms (original parquet floor under the carpeting). The windows oriented to the courtyard and the balcony door are new (replicas of originals), the windows in the second part of the apartment will be replaced within a few months (the building already has new windows plus power lines, a repaired roof and balconies). Safety doors, Vaillant gas boiler heating. The apartment includes a **cellar**.

The location on the border of Žižkov and Vinohrady is especially popular for its **quick connection to the center**, shopping opportunities from small shops and farmers markets, for a variety of quality restaurants and **landscaped greenery found in the nearby squares, parks and orchards**, including **Rieger's Orchards**. Parking is in front of the building in the zone for residents.

Interior 97,7 m<sup>2</sup>, balcony 1,7 m<sup>2</sup>, cellar 10 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.