



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	89 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Cellar	-
Service price	4 220 CZK monthly
PENB	G
Reference number	29658

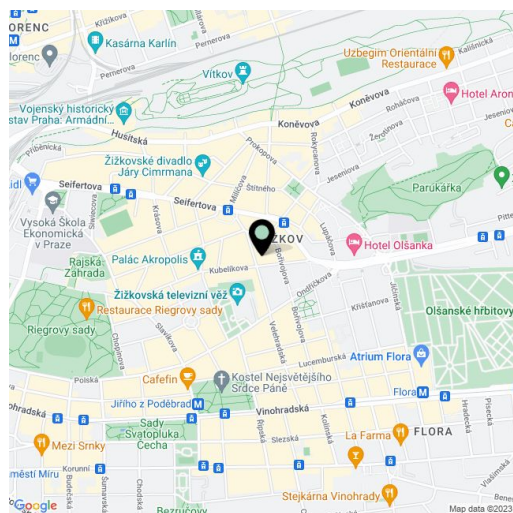
**A terrace overlooking wooded Vítkov Hill. A sky of stars viewable from your bathtub. Air-conditioning and plenty of light. All of the city's conveniences in the immediate area & easy access to the center. This maisonette apartment, which is in perfect condition, presents all this and more - perfect for ideal living or investment purposes.**

The entry level on the 4th floor (accessible by the elevator) has 2 bedrooms, a bathroom with a toilet, a hallway and a hall. The upper floor consists of a living area with a kitchen, a terrace and a 2nd bathroom.

The apartment underwent a thorough reconstruction (including electricity and risers). Features include **steel windows**, wooden terrace doors, **oak parquet floors**, **air-conditioning throughout the apartment** and a fully equipped kitchen (with a gas stove). A gas boiler provides heating. The building has a new facade and an entrance door with an electronic lock. The common areas are set to be renovated.

The location is popular mainly for the proximity of all services and easy connection to the center: Lipanská tram stop is a 4-minute walk away and **Jiřího z Poděbrad** metro station can be easily reached on foot. In the vicinity of the square of the same name, there are lots of trendy bistros and shops with delicacies, and there are famous farmers markets as well. You can also walk to the nearby **Rieger's, Parukářka and Vítkov parks**.

Interior 83 m<sup>2</sup>, terrace 6 m<sup>2</sup>.



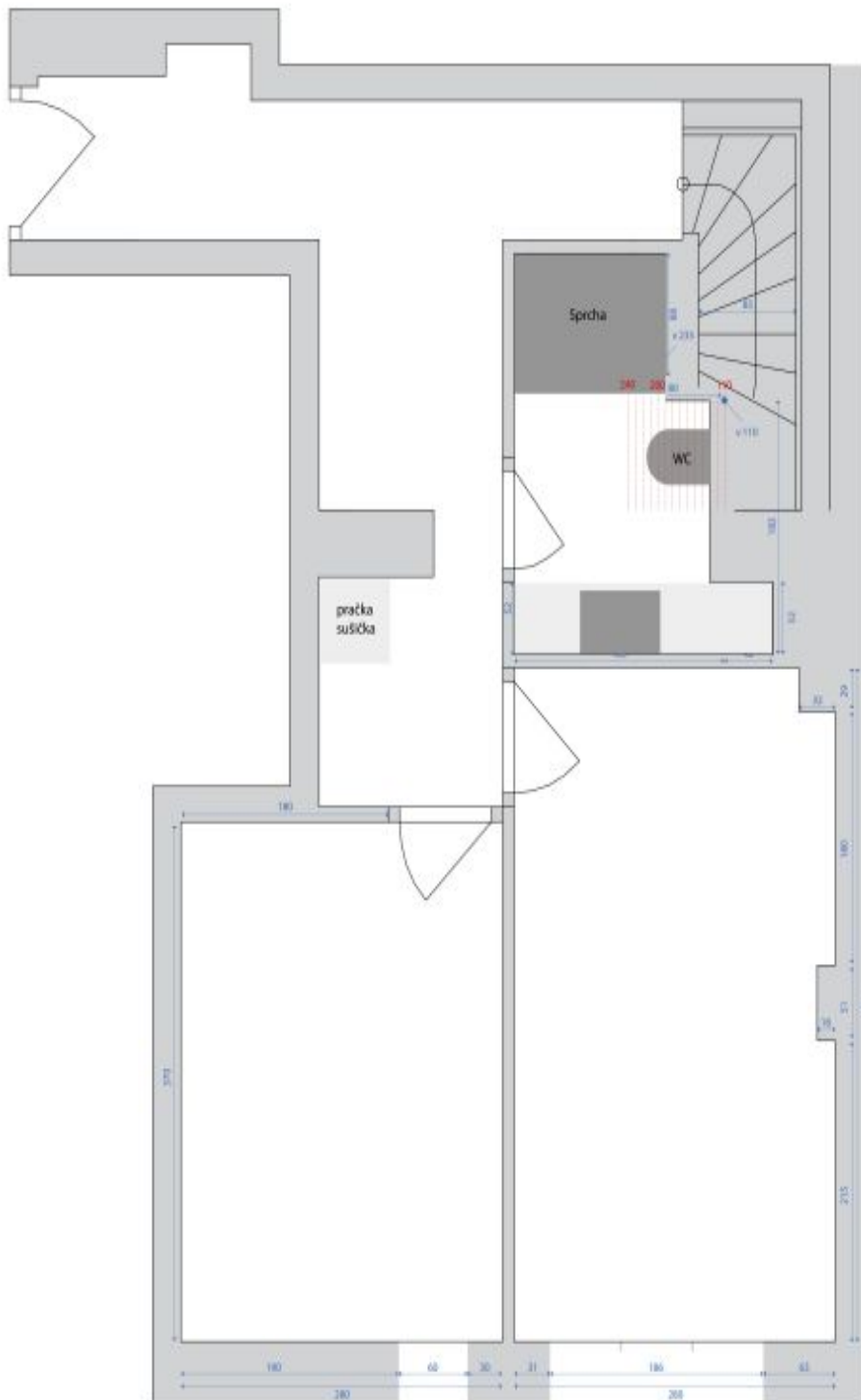
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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