



## Apartment Three-bedroom (4+1)

Sold

159.5 m<sup>2</sup>, Praha 10, Vršovice, Žitomířská





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Total area	164 m <sup>2</sup>
Floor area*	160 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	32495

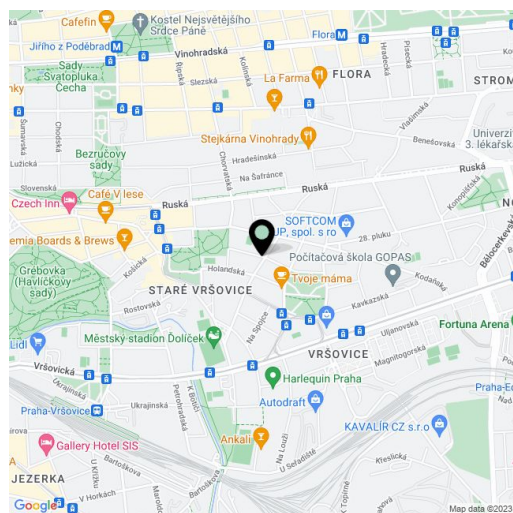
This spacious, renovated apartment, which receives sunlight all day long, is located on the 2nd floor of a Neo-Baroque corner building with an elevator, on the corner of Žitomírská Street and landscaped Kodaňská Street with wide tree-lined sidewalks. A parking space can be rented. The surrounding area offers a number of schools, sports facilities, parks, bistros, or cafés. This nice location also has great connections to the city center.

This southwest-facing apartment with a ceiling height of more than 3 meters consists of a living room with a **bay window** and a balcony, a kitchen with a dining room separated from the living room by double doors, as well as a study with a balcony, 2 bedrooms (one with a balcony), a bathroom (bath, shower, double sink), a guest toilet, and an **elegant lobby with a vaulted ceiling**. It can be easily modified to create space for an additional bathroom, or be divided into 2 separate units.

The interior has been completely refurbished, including soundproof ceilings, floors, and windows, **new iroko parquet floors**, refurbished original sandblasted glass doors and casement windows, including brass handles and sound systems. The apartment has a **smart home system** to control heating, safety equipment, and lights. The **Schüller** German kitchen is equipped with an artificial stone worktop and built-in appliances such as AEG, Electrolux (induction hob), Liebherr (American fridge) or Bosch (built-in coffee machine). Heating is provided by the central boiler room in the building. The offer includes the possibility leasing a parking space in the yard or a **garage parking space** near the building. Residents can use the bicycle storage unit in the courtyard.

Within easy walking distance you can find full civic amenities: state and private schools from a kindergarten to a high school, sports facilities, many playgrounds, shops, a pharmacy, a post office, and a large selection of cafes, bistros, and restaurants. From the nearby tram stop, you can reach the náměstí Míru metro station and the city center, which is only a few minutes drive by car. There are several parks in the area, including romantic **Grébovka Park**, which is only a short walk away.

Interior 160 m<sup>2</sup>, balconies 2x 1.4 m<sup>2</sup> and 1.7 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.