



## Apartment Three-bedroom (4+1)

Rented

161 m<sup>2</sup>, Prague 3, Žižkov, Sabinova





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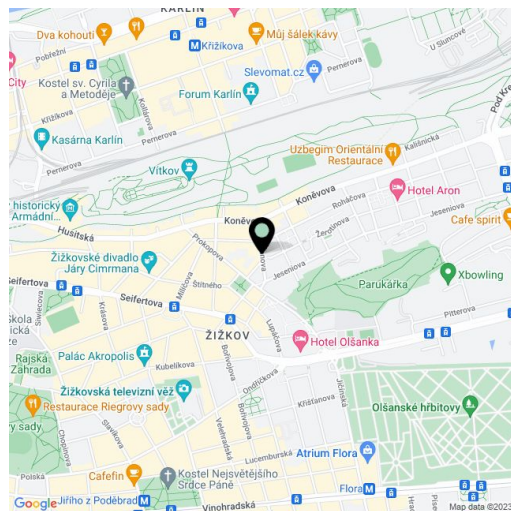
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Total area	174 m <sup>2</sup>
Floor area*	161 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	37936
Available from	Immediately

Offering a 12 m<sup>2</sup> enclosed balcony and green views, this spacious unfurnished 3-bedroom apartment is on the second floor of a modernized residential building with a lift, camera system and a landscaped green gated courtyard with a children's playground. Located in a quiet area of Žižkov with the Parukářka and Vrch Vítkov Parks nearby, with bus stops and quick access to the city center, within easy reach of the Atrium Flora shopping mall and metro station. Full amenities are available in close vicinity incl. an indoor swimming pool and fitness center in the Olšanka Hotel, and a popular bike path.

The apartment features a living room with access to the **enclosed balcony**, a fully fitted eat-in kitchen, three bedrooms, a hall, a bathroom including both a bathtub and a walk-in shower, a separate toilet with a bidet shower, and an entrance hall with built-in wardrobes.

Large windows, wardrobes, laminated floating floors, tiles, blinds, central heating, dishwasher, microwave oven. Monthly deposit for service charges, water and heating: CZK 5,500. Electricity and gas are billed separately.



\* 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.