



## Apartment Three-bedroom (4+kk)

Sold

130 m<sup>2</sup>, Praha 3, Žižkov, Slavíkova





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Total area	134 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 493 CZK monthly
PENB	G
Reference number	38968

This completely renovated, bright and spacious apartment with a bay window facing the street and a balcony towards the courtyard is located on the 1st floor of a corner brick apartment building on a tree-lined street near circular Škroupovo Square, the border of Vinohrady and Žižkov, and Jiřího z Poděbrad Square.

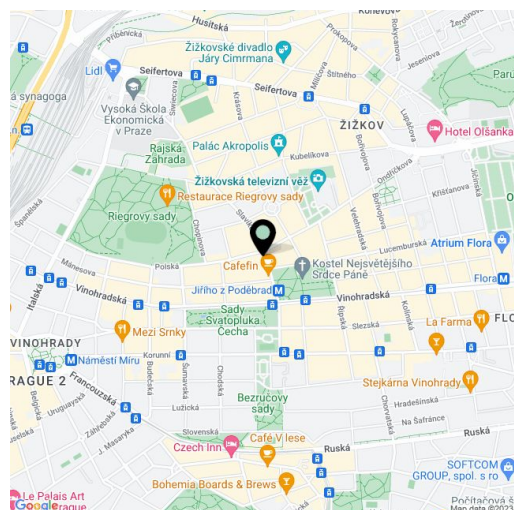
The layout consists of a walk-through living room with a **sunny bay window**, a separate kitchen, 2 rooms with access from the living room and the hall, a bedroom with a **balcony** facing the **green courtyard**, a bathroom (with a shower), a toilet, and a large entrance hall. Above the kitchen is a storage area accessible by a built-in folding staircase.

The interior is illuminated by large wooden casement windows. The apartment is equipped with built-in wardrobes and a kitchen with **AEG**, **Bosch**, and **Liebherr** appliances. The apartment is guarded by a Jablotron security system and heated by a gas boiler. The apartment comes with a **large cellar**; part of the sale is also a **share of the non-residential space** in the building, which provides a regular yield. The building with an **elevator** is well maintained.

The apartment has an address just a few steps away from Jiřího z Poděbrad Square with a metro station, tram stop, bistros, cafes, **farmers' markets**, and dominated by the **church designed by Josip Plečnik**. It is also very close to the large and beautifully landscaped **Riegerovy Sady Park** with a children's playground, an outdoor gym, a garden restaurant, or a café. Within walking distance is a kindergarten and elementary school, clinic, post office, and many small shops. The Flora Shopping Center is also close-by.

Interior 129.8 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 19 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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Byt 4+kk | 134m<sup>2</sup>  
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