



## Apartment Two-bedroom (3+1)

Sold

70.4 m<sup>2</sup>, Praha 3, Žižkov, Pod Lipami





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Total area	72 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 680 CZK monthly
PENB	G
Reference number	41063

This nicely renovated apartment with a south-facing balcony is located on the 4th floor of an apartment building with an elevator in a quiet and green part of Žižkov, a neighborhood with complete services and good public transport access.

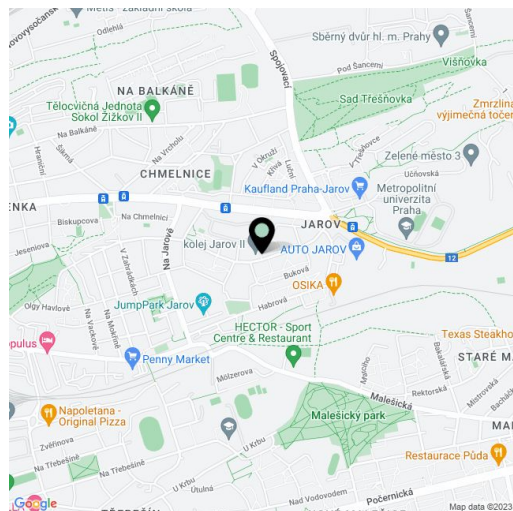
The practical layout consists of a living room with an adjoining kitchen, 2 bedrooms, a bathroom, a separate toilet, and a generously designed entrance hall with built-in wardrobes. One bedroom has access to a **balcony** overlooking the **leafy crown of a tall tree**.

The apartment was renovated in 2020 and in the spring of 2022 the building will be insulated and the balconies and doorbells with telecoms will be repaired. Windows are plastic with double-glazed panes. **Renovated parquet floors** in the bedrooms, vinyl floors in the living room and kitchen, and tiles in the bathroom. The Katalpa brand kitchen is equipped with built-in appliances, including a **wine fridge**. There is a custom-made library the living room. Security front door, district heating.

A kindergarten is not far from the building, and an elementary school is only a few minutes' walk away. All other civic amenities are also within easy reach—a supermarket and smaller shops, a post office, a pharmacy, a health center, restaurants, and sports facilities. It takes about 5 minutes to walk to a tram and bus stop, the ride to the **city center** takes less than 20 minutes. The location is very nice thanks to **several parks**: Malešický Forest, Třešňovka Hill, Krejcárek or Židovské Pece.

Interior 70.4 m<sup>2</sup>, balcony 1.94 m<sup>2</sup>, cellar 1 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.



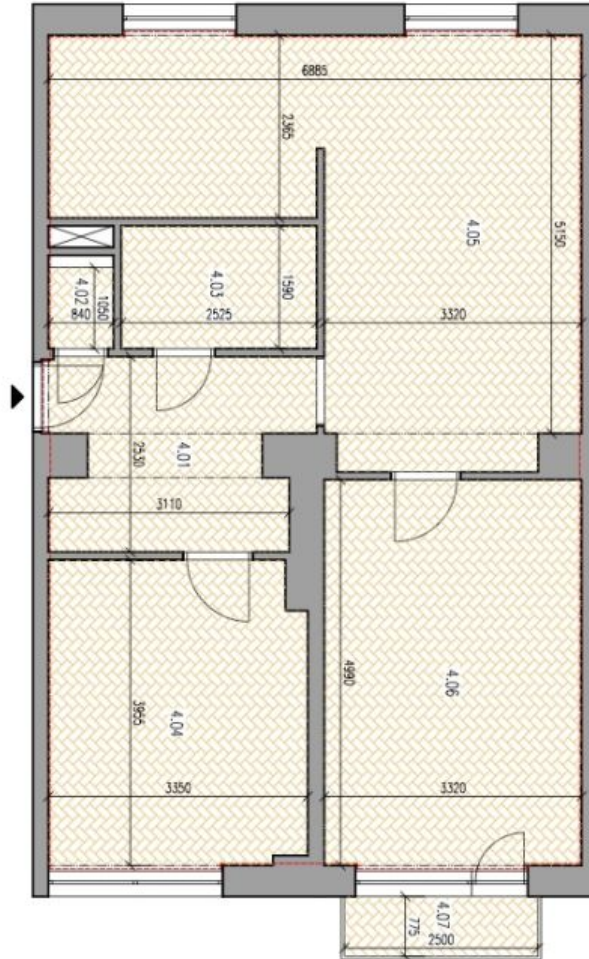
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Číslo místnosti a NP	Typ místnosti	Plocha (m <sup>2</sup> )
010	obývací pokoj	7,27
020	obývací pokoj	0,88
030	obývací pokoj	4,01
040	obývací pokoj	26,94
050	obývací pokoj + WC	13,03
060	obývací pokoj	16,57
070	obývací pokoj	1,94
080	obývací pokoj	71,29

- podlahová plocha dle VHM 206/2009 Sb. a VHM 441/2013 Sb.  
 - celková podlahová plocha dle VHM 206/2009 Sb. a 441/2013 Sb. se zpočítává:  
 - výměry jednotlivých podlahových ploch je vřídlo nad 0,28 m<sup>2</sup> a jsou z vřídla  
 - celková podlahová plocha vřídla 206/2009 Sb. a 441/2013 Sb. se nepočítá.  
 - plocha skříně a vestavěná kuchyň