



## Apartment Two-bedroom (3+kk)

Sold

101.6 m<sup>2</sup>, Praha 3, Strašnice, Zvěřinova





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Total area	219 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	111 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
Service price	7 041 CZK monthly
PENB	G
Reference number	41645

This fully furnished, modern airy apartment with a huge terrace and 2 garage spaces is located on the penultimate (7th) floor of a building with 2 elevators and an underground garage in the Tulipa Třebešín residential project, located in a developing area on the border of Žižkov, Malešice, and Strašnice, in a place ideal for family living.

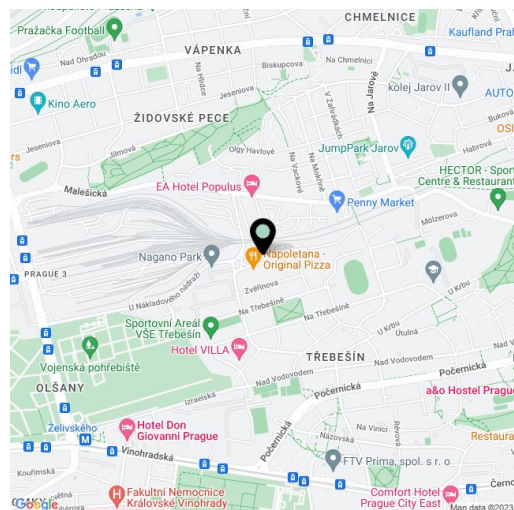
The current layout of the apartment offers a living room with an open plan kitchen, dining room, and access to a **large terrace facing three cardinal directions**, a master bedroom with another, **smaller terrace**, a second bedroom, 2 bathrooms, a dressing room, and a vestibule. With a simple modification, the layout can be **converted to a 3-bedroom**.

The feeling of freedom, which the interior has thanks to the high number of windows, is underscored by **tall doors** with concealed hinges. **Parquet floors** in all rooms, large-format tiles in the bathrooms. The kitchen is equipped with built-in appliances, including a **wine fridge**, and the apartment is offered fully furnished. Many elements were made to measure. The purchase price includes **2 garage spaces and 2 cellar storage units**.

There is a café, a kindergarten, and a grocery store directly in the complex, as well as several playgrounds and a sports hall with tennis courts within easy reach. It is close to the **Malešice Park and the Malešice Forest**. The Želivského metro station can be reached by bus in 4 minutes, and another bus connection takes you to **Florenc**, near the city center, in less than a quarter of an hour.

Floor area 101.6 m<sup>2</sup>, terrace 111 m<sup>2</sup>, balcony 6 m<sup>2</sup>, cellar.

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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## TŘEBEŠÍN

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KZ\_804

PODKLAD PRO ZDĚNÍ PŘÍČEK BEZ PŘÍZDÍVEK



POZN - REALITNÍ BUREAU PROVEDENÍ DLE POHYBU PRO ZPRACOVÁNÍ ST A NOST A DLE VÝKRESU KONKRETNÍH PŘÍMÍ. POKUD NENÍ V VÝKRESU UVEDENO JINAK.  
POZN 2 - KĚTY JSOU VZTAŽENY K HRUBŠÍM KONTROLNÍM BEZ OKTEK A BEZ OBLADU.