



## Apartment Two-bedroom (3+kk)

Sold

91.8 m<sup>2</sup>, Prague 3, Žižkov, Sudoměřská

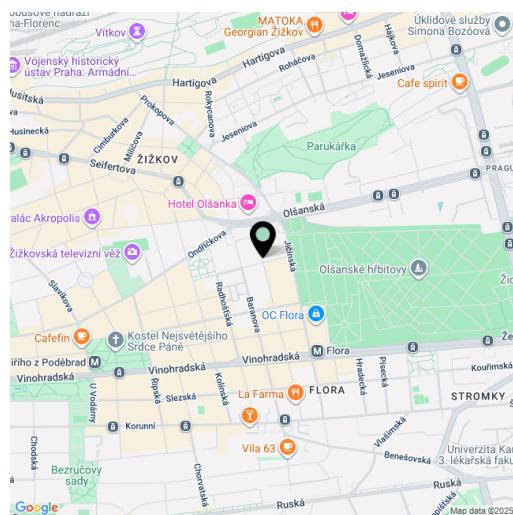




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Total area	95 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	-
Cellar	6 m <sup>2</sup>
PENB	E
Reference number	110069



\* 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.

**This nearly 100-square-meter apartment with high ceilings and a loggia facing the garden in the courtyard is located on the 3rd floor of a corner residential building without an elevator. The building is in a convenient location just a few minutes' drive from the center of Prague, close to the Flora metro station and the Olšanské náměstí tram stop.**

The layout consists of a living room with a dining area and access to a **south-facing loggia**, an adjacent kitchen, two bedrooms, a separate toilet, a spacious bathroom (with a bathtub, sink, and washing machine connection), and an entrance hall. Both bedrooms face north.

The apartment was renovated in 2017. It features **wooden euro windows** overlooking the courtyard and **new casement windows** facing the street, **new herringbone-pattern parquet flooring**, tiles, hardwood interior doors, and a Junkers gas boiler. The kitchen is equipped with a **wooden countertop** and a gas cooktop. **A cellar** unit belongs to the apartment. The building is well-maintained.

Everything you need is available in the immediate vicinity, including a kindergarten, elementary school, shops, pharmacy, medical clinic, **shopping center**, several restaurants, and a **sports center with a swimming pool** as well as a tennis center. **Parukárka park** is within walking distance. Excellent connections to the city center are provided by the metro line A and numerous tram lines.

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