



Apartment Three-bedroom (4+1)

€ 488 907 | CZK 11 900 000

133 m², Plzeň-město, Plzeň, Havlíčkova





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Total area	133 m²
Parking	-
Cellar	10 m²
PENB	G
Reference number	110839

Part of a historic building from 1893 located right in the center of Plzeň, this generously designed three-bedroom apartment is situated on the 3rd floor. Set in a highly sought-after location on a quiet one-way street, close to Smetana Gardens, a primary school, shops, cafés, and several public transport stops.

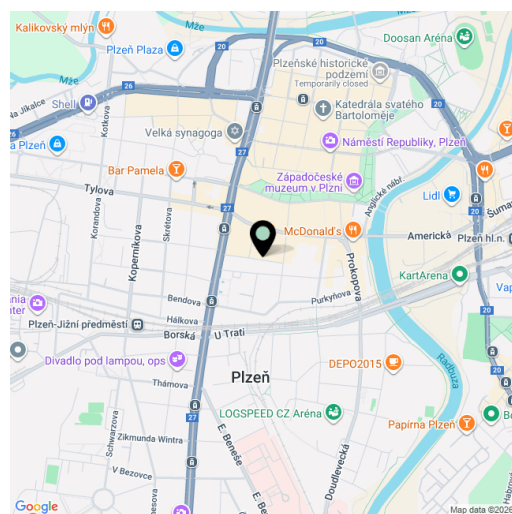
The apartment's layout comprises a spacious living room with a beautiful **tilled stove**, a south-facing kitchen equipped with **Miele appliances**, two bedrooms, a bathroom with a bathtub, a separate toilet, a walk-in wardrobe, a storage room, and a large entrance hall. The current layout is two-bedroom; however, it is possible to restore the original floor plan as specified in the Declaration of Ownership by re-dividing the living room into two separate rooms. The apartment includes a **cellar**, and parking is available in the surrounding residential zone.

The charm of the historic interior is enhanced by **wooden** double-glazed **windows**, **exotic wood parquet floors** in the living areas, **3.2-meter-high ceilings**, and carefully crafted replicas of original architectural details. During a renovation around 2015, new electrical wiring was installed, risers were replaced, and floors were renovated. Heating is provided by a private gas boiler. The apartment building, without an elevator, is being gradually revitalized.

The exceptional location offers all the **conveniences of city living**—shops, services, schools, restaurants, and cultural institutions are within comfortable walking distance. A network of **city gardens** connects the city center with the riverside sports area, which includes the **Doosan Arena**, a climbing wall, a skatepark, tennis courts, and other sports facilities. A bike path along the Radbuza River provides a pleasant ride to **Bolevecký Pond** or the Chlum lookout tower. Excellent transport connections are provided by tram lines from Klatovská třída and trolleybuses from Americká Street.

Floor area based on current measurements 132.5 m², cellar 9.66 m².

According to the Declaration of Ownership, the unit's floor area is 122.5 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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