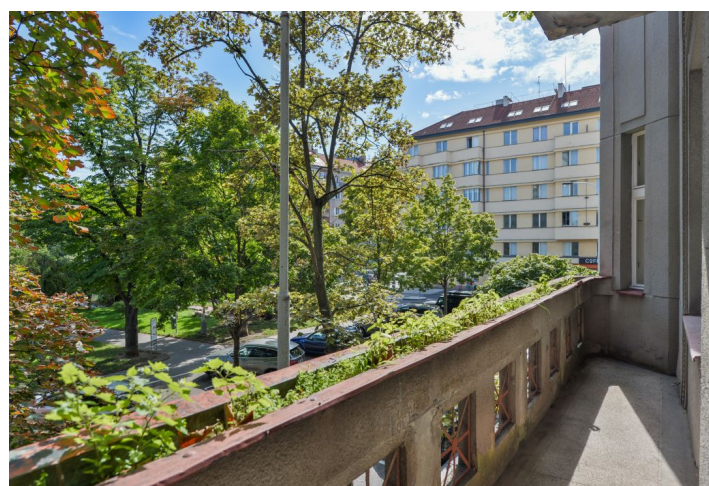




## Apartment Three-bedroom (4+1)

Rented

213 m<sup>2</sup>, Prague 3, Žižkov, Fibichova





## Apartment Three-bedroom (4+1)

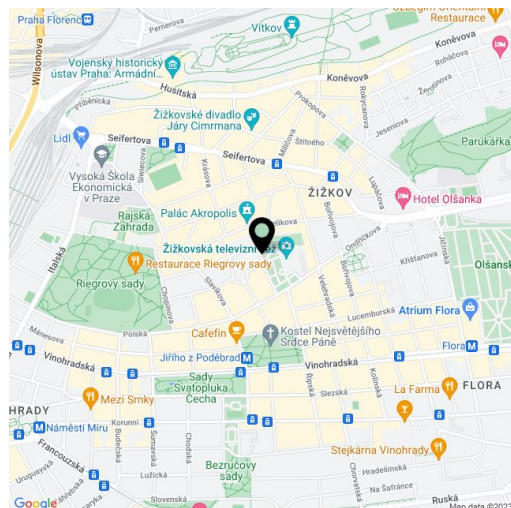
**Rented**213 m<sup>2</sup>, Prague 3, Žižkov, Fibichova

Total area	227 m <sup>2</sup>
Floor area*	213 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	33474
Available from	Immediately

This spacious, completely newly refurbished 3-bedroom 2-bathroom apartment with 3 balconies and preserved original details is situated on the first floor of a well-kept, renovated traditional building with an elevator and a shared landscaped courtyard garden, right on the edge of Mahlerovy sady Park. Beautifully located on the border between the popular residential neighborhoods of Vinohrady and Žižkov, with full amenities within easy reach, just moments from Riegrovy sady park, and a one-minute walk from Jiřího z Poděbrad Square with a metro station, a tram stop, high quality restaurants, bistros, and cafes, and a popular farmers' market.

The airy interior features a large living room with a **balcony** facing the park, two bedrooms with bay windows, one bedroom with a **balcony** facing the garden, a fully fitted eat-in kitchen with a **balcony** also facing the garden, and an adjacent **study**. There are two bathrooms (walk-in shower, bathtub, toilet/walk-in shower), a separate toilet, a **walk-in closet**, a pantry, a utility room, and a spacious entrance hall.

High ceilings, large windows, **original and renovated interior doors**, **solid wood parquet floors**, tiles, security entry door, gas boiler, dishwasher, induction cooktop, independent utility meters (gas, electricity, water). Deposit for service charges: CZK 500/person/month. Utilities are billed separately.



\* 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.