



## Apartment Three-bedroom (4+kk)

Sold

130 m<sup>2</sup>, Prague 3, Žižkov, Slavíkova



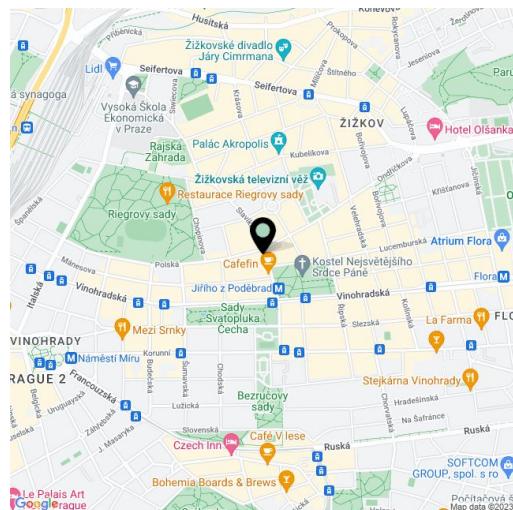


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Total area	134 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 493 CZK monthly
PENB	G
Reference number	38968



\* 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 completely renovated, bright and spacious apartment with a bay window facing the street and a balcony towards the courtyard is located on the 1st floor of a corner brick apartment building on a tree-lined street near circular Škroupovo Square, the border of Vinohrady and Žižkov, and Jiřího z Poděbrad Square.

The layout consists of a walk-through living room with a **sunny bay window**, a separate kitchen, 2 rooms with access from the living room and the hall, a bedroom with a **balcony** facing the **green courtyard**, a bathroom (with a shower), a toilet, and a large entrance hall. Above the kitchen is a storage area accessible by a built-in folding staircase.

The interior is illuminated by large wooden casement windows. The apartment is equipped with built-in wardrobes and a kitchen with **AEG**, **Bosch**, and **Liebherr** appliances. The apartment is guarded by a Jablotron security system and heated by a gas boiler. The apartment comes with a **large cellar**; part of the sale is also a **share of the non-residential space** in the building, which provides a regular yield. The building with an **elevator** is well maintained.

The apartment has an address just a few steps away from Jiřího z Poděbrad Square with a metro station, tram stop, bistros, cafes, **farmers' markets**, and dominated by the **church designed by Josip Plečník**. It is also very close to the large and beautifully landscaped **Riegerovy Sady Park** with a children's playground, an outdoor gym, a garden restaurant, or a café. Within walking distance is a kindergarten and elementary school, clinic, post office, and many small shops. The Flora Shopping Center is also close-by.

Interior 129.8 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 19 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.



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**Byt 4+kk | 134m<sup>2</sup>**  
Praha 3, Vinohrady, Slavíkova

