



Apartment Three-bedroom (4+1)

Sold

159.5 m², Praha 10, Vršovice, Žitomířská

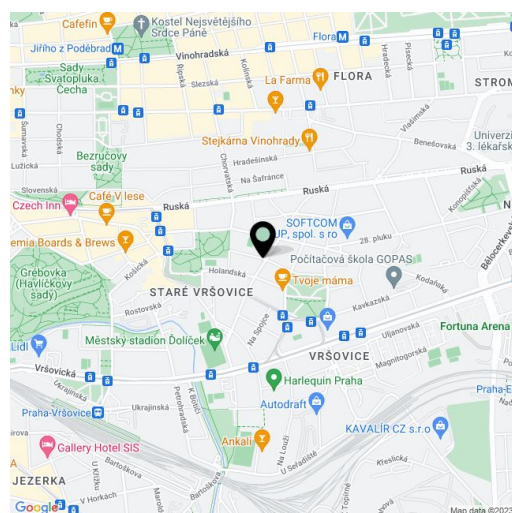




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Total area	164 m ²
Floor area*	160 m ²
Balcony	5 m ²
Parking	-
Cellar	-
PENB	G
Reference number	32495



* 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 spacious, renovated apartment, which receives sunlight all day long, is located on the 2nd floor of a Neo-Baroque corner building with an elevator, on the corner of Žitomířská Street and landscaped Kodaňská Street with wide tree-lined sidewalks. A parking space can be rented. The surrounding area offers a number of schools, sports facilities, parks, bistros, or cafés. This nice location also has great connections to the city center.

This southwest-facing apartment with a ceiling height of more than 3 meters consists of a living room with a **bay window** and a balcony, a kitchen with a dining room separated from the living room by double doors, as well as a study with a balcony, 2 bedrooms (one with a balcony), a bathroom (bath, shower, double sink), a guest toilet, and an **elegant lobby with a vaulted ceiling**. It can be easily modified to create space for an additional bathroom, or be divided into 2 separate units.

The interior has been completely refurbished, including soundproof ceilings, floors, and windows, **new iroko parquet floors**, refurbished original sandblasted glass doors and casement windows, including brass handles and sound systems. The apartment has a **smart home system** to control heating, safety equipment, and lights. The **Schüller** German kitchen is equipped with an artificial stone worktop and built-in appliances such as AEG, Electrolux (induction hob), Liebherr (American fridge) or Bosch (built-in coffee machine). Heating is provided by the central boiler room in the building. The offer includes the possibility leasing a parking space in the yard or a **garage parking space** near the building. Residents can use the bicycle storage unit in the courtyard.

Within easy walking distance you can find full civic amenities: state and private schools from a kindergarten to a high school, sports facilities, many playgrounds, shops, a pharmacy, a post office, and a large selection of cafes, bistros, and restaurants. From the nearby tram stop, you can reach the náměstí Mírů metro station and the city center, which is only a few minutes drive by car. There are several parks in the area, including romantic **Grébovka Park**, which is only a short walk away.

Interior 160 m², balconies 2x 1.4 m² and 1.7 m².