



## Apartment Two-bedroom (3+kk)

€ 495 901 | CZK 12 400 000

78 m², Prague 2, Vinohrady, Vozová





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Total area	80 m²
Floor area*	78 m²
Balcony	2 m²
Parking	-
Cellar	-
Service price	4 841 CZK monthly
PENB	G
Reference number	103522

This apartment with a bay window, large casement windows, a balcony, and impressive views of the city and Prague Castle is located on the 3rd floor of an Art Nouveau building with a shared garden in the courtyard. An excellent place in Vinohrady, right next to the Riegrovy Sady and Rajská Zahrada parks, within walking distance of the city center.

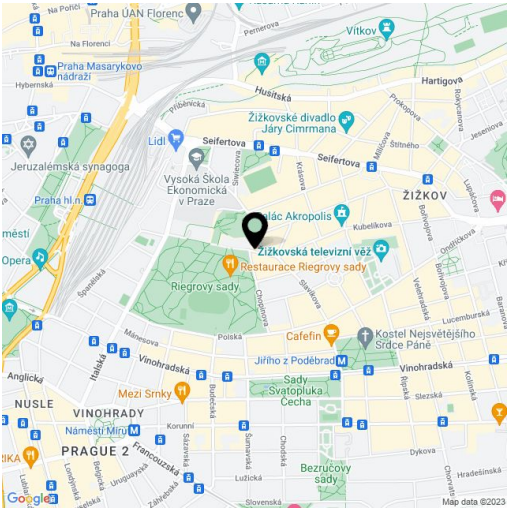
The layout consists of a living room with a kitchen and access to a balcony, 2 bedrooms (one with a bay window and one with a storage room), a bathroom (with a bathtub and a shower), a separate toilet, a closet with technical facilities, and an entrance hall.

In the interior, which is pleasantly airy thanks to its high ceilings, original elements have been preserved and renovated and plenty of light is let in by interestingly designed large windows. The floors are parquet and tiled, the entrance door is security, heating is provided by a gas boiler. Residents of the building can sit in the courtyard in the well-maintained garden with mature greenery.

This attractive place is located just a few steps from Riegrovy Sady Park, children's playgrounds, a kindergarten and elementary school, a high school, and the grounds of the University of Economics. There are many cafes, bistros, and restaurants to choose from, and shops, a pharmacy, and other services are nearby. There is a bus stop almost right by the building, and a metro station and tram stops are also within walking distance. The ride to the city center takes only a few minutes.

Floor area 78 m², balcony 2 m².

The apartment is cooperatively owned, the annuity is fully paid.



\* 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.



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