



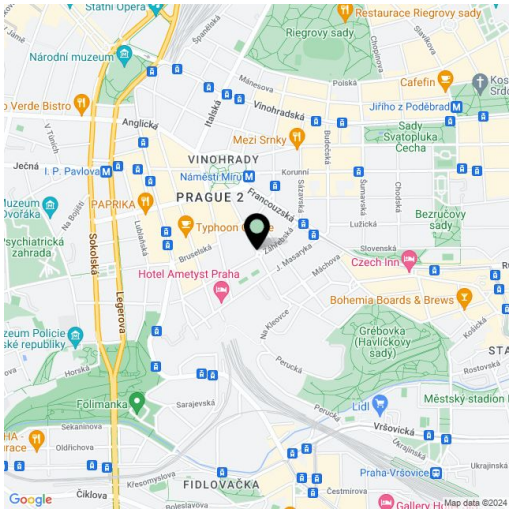
## Apartment Three-bedroom (4+1)

€ 677 864 | CZK 16 950 000

90 m², Prague 2, Vinohrady, Záhřebská



|                  |        |
|------------------|--------|
| Total area       | 90 m²  |
| Parking          | -      |
| Cellar           | -      |
| PENB             | G      |
| Reference number | 104247 |



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

This bright apartment with high ceilings and a practical layout is located on the 2nd floor of a residence created in an elegant building from 1890. The building with an ornate facade is located in the most sought-after part of Vinohrady, on Záhřebská Street, right next to a square with an iconic fountain by contemporary author Miroslav Bešćec.

The layout offers a southeast-facing living room with an entrance to the kitchen and one bedroom, another 2 bedrooms with mezzanine floors and northwest-facing windows towards a quiet courtyard, a walk-in wardrobe, a utility room, a bathroom, a toilet, and an entrance hall.

The floors are covered with solid ash parquets in a classic tree pattern, the living room and bedroom are connected by large glass sliding doors. The kitchen is fully equipped, the interior offers plenty of storage space. The apartment was renovated 10 years ago, the bathroom and toilet were renovated 5 years ago and the Vaillant condensing gas boiler was replaced. The building in the style of French Renaissance and Mannerism by the builder Václav Kaur was very sensitively reconstructed under the guidance of architect Petr Franta. Recently, the facade, common areas, and elevator were renovated. Entry to the building is via chip.

An excellent address in Vinohrady, on a one-way side street lined with trees . Living here is enhanced by a wide range of high-quality services, quick access to the city center, and the proximity to the extensive Havlíčkovy Sady Park, arranged in the English style. The neighborhood is full of cafes and restaurants, the metro station and tram stop on Míru Square are a 2-minute walk away, and private and state schools operate nearby, including the Lauder School. This cultivated district is full of architecturally interesting buildings, for example the nearby Osvěta Villa, where T.G. Masaryk lived for a time.

Floor area 89.9 m².