



## Apartment Four-bedroom (5+kk)

**Sold**

174 m<sup>2</sup>, Prague 2, Vinohrady, Budečská





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Total area	194 m <sup>2</sup>
Floor area*	174 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	-
Cellar	-
Service price	4 112 CZK monthly
PENB	G
Reference number	24821

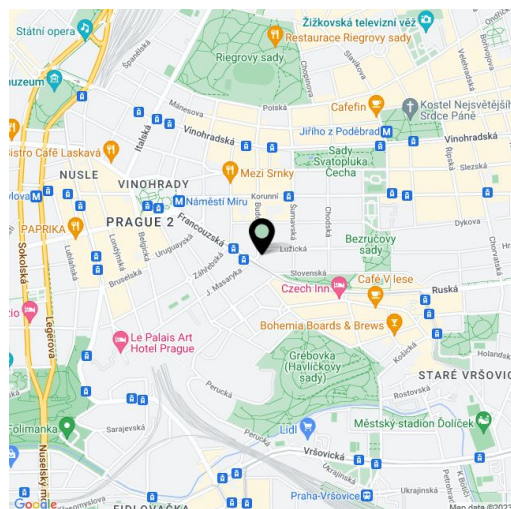
This very spacious and bright apartment with a south-facing rooftop terrace and beautiful views is part of a renovated apartment building with an elevator. The building is located in one of the most sought-after residential areas in Prague, not far from Náměstí Míru Square, on a charming, tree-lined street.

The layout of the apartment offers on the 7th entrance floor a **living room with a balcony facing the courtyard** and a preparation for a kitchen, 3 bedrooms, and 2 bathrooms. The upper floor has a **study with a glass wall and access to the terrace**. The study leads to a **large room with a window**, whose area (43 m<sup>2</sup>) is not included in the apartment's total area. It has a slanted ceiling (with a maximum height of about 160 cm).

The apartment is offered in a state prior to the completion of some surfaces (e.g. parts of the floors, interior doors, and bathrooms), thus allowing the future owner to adapt the interior according to his or her own ideas. Heating is provided by gas boiler. The building's common areas, facade, and risers have been completely reconstructed and refurbished.

**A popular location** with excellent transport accessibility and a wide range of services, shops, quality restaurants, cafes, galleries, the Vinohradské divadlo theater, and other services nearby. The house is located **50 meters from the Jana Masaryka tram stop and 400 meters from the Náměstí Míru metro station**. Within walking distance, without having to cross a busy street, there is a kindergarten and elementary school. **Bezručovy sady park** with a playground and **sady Bratří Čapků Park** are close-by, and the large **Grébovka Park** is a short walk away.

Interior 174 m<sup>2</sup>, terrace 15 m<sup>2</sup>, balcony 5.2 m<sup>2</sup>, attic space with window 43 m<sup>2</sup>.



\* 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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