



## Apartment Two-bedroom (3+1)

102.9 m², Prague 2, Vinohrady, Americka

€ 721 005 | CZK 18 043 139





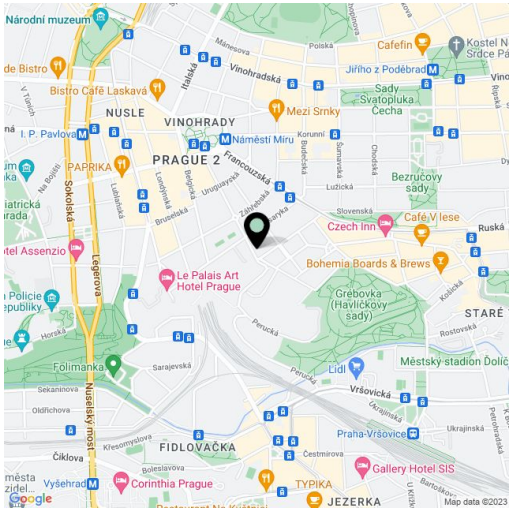
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|                  |                      |
|------------------|----------------------|
| Total area       | 108 m²               |
| Floor area*      | 103 m²               |
| Balcony          | 5 m²                 |
| Parking          | Underground garages. |
| Cellar           | -                    |
| Service price    | included             |
| PENB             | G                    |
| Reference number | 2973                 |

Stylish sunny apartment with a balcony on the 1st floor of the most prestigious residential park in Vinohrady, with natural forested surroundings and unbeatable amenities. Situated near the Havlickovy sady park and just a 3 block walk to Namesti Miru tram and metro station, the location is ideal. The apartment comprises living room with dining area and balcony, 2 bedrooms (1 bedroom with walk-in closet), bathroom, extra toilet and storage room. Parquet floors, stylish design, built-in wardrobes, fully equipped kitchen, satellite TV connection, smoke detector, alarm system. Interior 103 m², balcony 5,1 m². The residence amenities include 24-hour reception and security guard, beautiful fitness and recreational center with swimming pool, lounges, fitness room, saunas, dressing rooms with towels provided, gardens and patios for entertaining, and a bar. The purchase price includes 1 parking space in the



\* 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.