



Apartment Three-bedroom (4+kk)

€ 724 403 | CZK 17 900 000

99.5 m², Prague 3, Vinohrady, Nitranská





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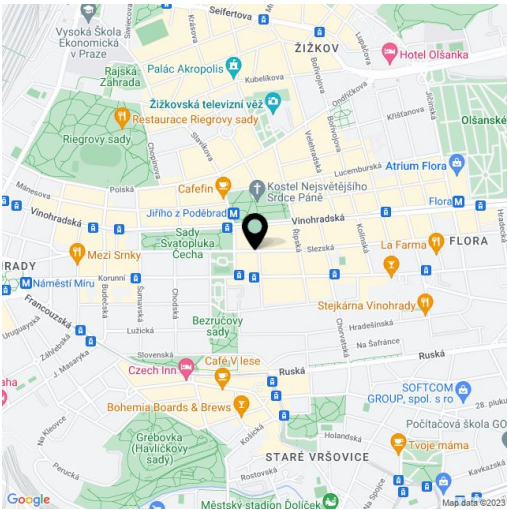
Total area	102 m²
Floor area*	100 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	G
Reference number	36824

This bright air-conditioned duplex from 2017 with a balcony and quality equipment is situated on the 5th (highest) floor of a historic brick apartment building with an elevator located in a popular district near Jiřího z Poděbrad Square.

The center of the apartment consists of an open, fully equipped **Le Bon** kitchen with Bosch and **Bora** appliances, a dining area, and access to a **west-facing balcony** overlooking the courtyard. The ground floor also consists of a master bedroom with an **en-suite bathroom** and toilet, a hallway, and a utility room. Upstairs are 2 bedrooms with **exposed roof beams** and a second bathroom with a toilet. Both bathrooms are custom-made by the Le Bon brand. There is a **dressing room** in one of the bedrooms. Throughout the apartment are **oak parquet floors and air-conditioning**; heating is provided by its own Junkers **gas boiler**.

The building is situated in a very **attractive location**, on a quiet street with excellent transport links and complete civic amenities in the immediate vicinity. Within walking distance, there are several **elementary schools and kindergartens**, shops, cafes, restaurants, and bars. A public transport stop is a few steps away and the metro station on náměstí Jiřího z Poděbrad Square is a 5-minute walk away. The neighboring **Svatopluk Čech Park** and **Bezučovy Sady Gardens** offer relaxation amongst the greenery.

Floor area 99.5 m², balcony approx. 2 m².



* 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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