svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

Sold

148 m², Prague 3, Vinohrady, Slezská

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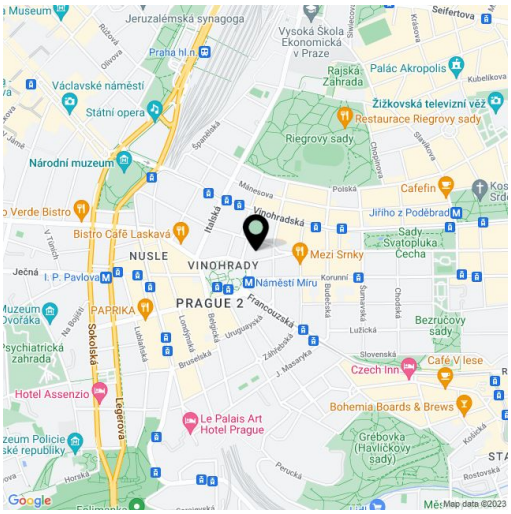
Sold

148 m², Prague 3, Vinohrady, Slezská

Total area	164 m²
Floor area*	148 m²
Terrace	16 m²
Parking	Possibility to purchase parking space
Garage	Yes
Cellar	8 m²
PENB	C
Reference number	101691



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

This generously apportioned duplex apartment with a terrace, a sauna, and pleasant views is located on the 6th and 7th floors of a classic brick apartment building in Vinohrady, on the corner of two one-way side streets near Jiřího z Poděbrad Square.
Possibility to purchase a garage parking space.

The almost **150-meter area** consists of a large living room (50 sq. m,), 2 bedrooms, a foyer, a hallway, a bathroom with a bathtub and **sauna**, another bathroom with a shower, a storage room, and **a dressing room.** It is possible to create another bedroom on the upper floor. The apartment has a **west-facing terrace** towards the **courtyard.**

The apartment has **wooden floors** and tiles, quality wooden built-in furniture, **wooden Euro windows**, and plenty of **storage space.** There is **underfloor heating** in the bathrooms and kitchen; the heat source is a gas boiler. The sale also includes a cooperative share in several rented premises; the proceeds go to the building's common repair fund. It is possible to purchase a parking space in the nearby Korunní Dvůr project.

The corner building is part of classic city block in **Vinohrady** with everything you need nearby. A few steps away (without having to cross the street) is a kindergarten and an elementary school; the neighborhood is full of cafes, restaurants, and shops. The **Flora shopping and entertainment center and Jiřího z Poděbrady Square** with regular **farmers' markets** are close-by. Excellent transport connections are ensured by the metro (line A) and several tram lines, the ride to the **city center takes about 5 minutes.**

Floor area 148 m², terrace 16 m², cellar 8 m².

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