



## Apartment Two-bedroom (3+kk)

Sold

81.1 m<sup>2</sup>, Praha 2, Vinohrady, Lublaňská





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Total area	84 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	101844

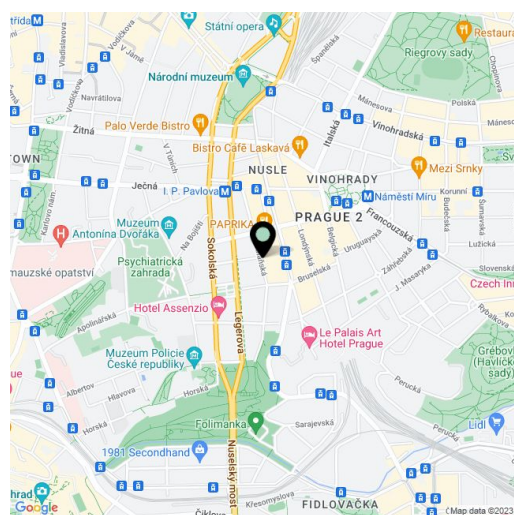
**This completely renovated, air-conditioned apartment with high ceilings and a balcony towards a nicely landscaped quiet courtyard is located on the 2nd floor of a historic apartment building on a side one-way street in the wider center, in Vinohrady, near the I.P. Pavlova metro station.**

The layout consists of a living room with a kitchen, 2 bedrooms, a bathroom (2 showers, 2 sinks, a toilet, a niche for a washing machine and a dryer), a separate toilet, and an entrance hall. From the living room it is possible to enter the **east-facing balcony into the courtyard**. The larger bedroom (25 sq. m.) is walk-through. With an easy modification, it is possible to create a corridor with a separate entrance to the second bedroom.

The house and apartment were **expensively and completely reconstructed** in 2019. All rooms have **air-conditioning, wooden floors, casement windows,** and doors are replicas of the original ones. The kitchen is fully equipped; the bathroom sanitary ware is of a **higher standard**. The common areas have sensitively renovated original craftsmanship elements. **No elevator in the building.**

The convenient location allows you to be in the city center in no time, near everything you need and in one of the **many nearby parks**. The I.P. Pavlova metro station is about a 5-minute walk away, and a tram stop is even closer. There are restaurants, cafes, shops, medical services, state and private schools, including a **Lauder's kindergarten, elementary school, and high school**. The location is very pleasant thanks to the Na Bělehradské, Folimanka, Grébovka, and Kateřinská zahrada **parks**.

Floor area 81.1 m<sup>2</sup>, balcony 2.7 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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