



Apartment Studio (1+1)

46 m², Prague 3, Vinohrady, Vinohradská

Sold

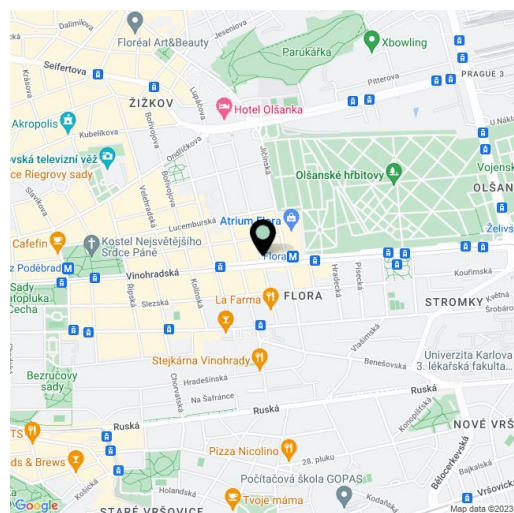




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Total area	46 m ²
Parking	-
Cellar	2 m ²
Reference number	103306



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

This apartment intended for renovation, with windows facing a quiet side street and towards the courtyard, is located on the 3rd floor of a renovated corner apartment building with an elevator. A convenient area on the border of Vinohrady and Žižkov, just a few steps away from the Flora metro station.

The area of the apartment consists of a living room, a kitchen, a bathroom, a separate toilet and an entrance hall **pleasantly lit by a window**. The living room and bedroom have **east-facing** windows towards the side one-way Písecká Street, and the kitchen is **west-facing towards the courtyard**.

Windows are **new wooden casement** (interior double glazing), floors are original **parquet** in the living room and **cork** in the kitchen. Heating is currently provided by gas WAW stoves, and hot water by gas heater. The apartment has a **renovated dry cellar**. The interior is suitable for total reconstruction, the house is completely renovated and has an **elevator**. The individual owners of the units receive **income from three non-residential spaces** on the ground floor.

There is a supermarket, other shops, a cafe, a kindergarten and an elementary school, or a pharmacy in the immediate vicinity, and the **Flora shopping and entertainment center** is within easy walking distance. A tram stop and metro station are close-by, and the ride to the city center takes less than 5 minutes.

Floor area 46.1 m², cellar approx. 2.3 m².



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1	Chodba	3,3 m ²
2	WC	1,1 m ²
3	Kuchyň	18,9 m ²
4	Koupelna	2,8 m ²
5	Pokoj	20,0 m ²
Podlahová plocha		46,1 m ²

