



## Apartment Studio (1+1)

46 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská

Sold





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Total area	46 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	103306

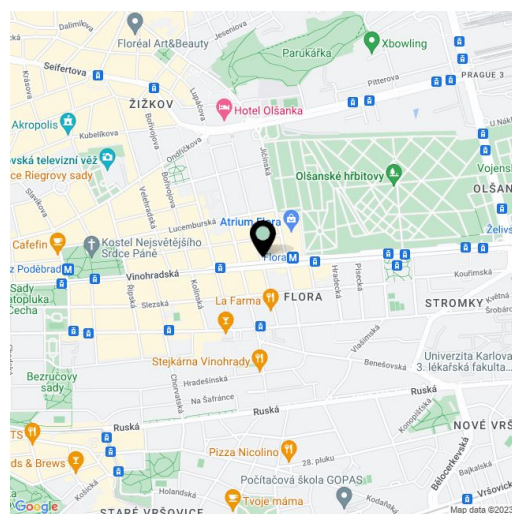
This apartment intended for renovation, with windows facing a quiet side street and towards the courtyard, is located on the 3rd floor of a renovated corner apartment building with an elevator. A convenient area on the border of Vinohrady and Žižkov, just a few steps away from the Flora metro station.

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 m<sup>2</sup>, cellar approx. 2.3 m<sup>2</sup>.



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



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4. NP

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

