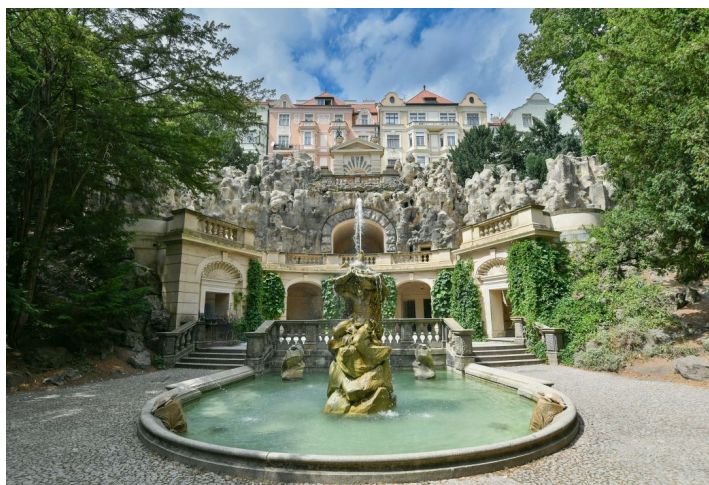




## Apartment One-bedroom (2+kk)

Sold

44.68 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů





## Apartment One-bedroom (2+kk)

**Sold**44.68 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů

|                  |                   |
|------------------|-------------------|
| Total area       | 45 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | D                 |
| Reference number | 104254            |

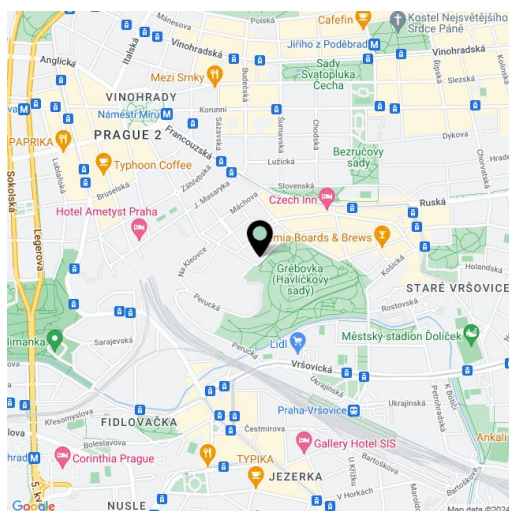
**This carefully renovated apartment with high ceilings and new windows facing a quiet green courtyard is situated on the upper ground floor of an Art Nouveau apartment building on one of the most prestigious and beautiful streets in Vinohrady, in the first line of houses facing romantic Grébovka Park.**

The practical layout of the apartment consists of a living room with a kitchen, a bedroom with a small **walk-in wardrobe**, a bathroom (bathtub with a shower screen and thermostatic battery, WC, sink with a high-quality custom-made bathroom cabinet, niche, and heated towel rail), and a foyer with space for a built-in wardrobe. All of the windows face an inner courtyard guaranteeing **pleasant peace and quiet**.

The apartment has recently been **meticulously renovated**. It has new windows, electrical wiring, plastering, interior doors, and a new bathroom, kitchen, and fitted wardrobe. Completely **new parquet floors** in a classic **tree pattern**, the entrance door in **bottle green** has a **period profile**, and the kitchen is fully equipped, including a built-in **dishwasher**, **induction hob**, combined microwave oven (with a baking function), and a large refrigerator with a freezer subtly hidden from the side. The historic building is in good condition, with a refurbished facade, modern elevator, and newly renovated common areas. It is possible to purchase a **parking space** on the neighboring street.

**An excellent address** in Vinohrady, right by the upper entrance to the **English-style Grébovka Park**. Everything you need is within easy walking distance, nearby is an outdoor gym, a grocery store and other shops, restaurants, several cafes, or the **Pilotů cinema**. A tram stop is about a 5-minute walk away, and it only takes a few more minutes to get to the Náměstí Míru metro station.

Floor area 44.68 m<sup>2</sup> (according to the owner's statement 43 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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|    |               |                            |
|----|---------------|----------------------------|
| 01 | Obývací pokoj | 18,96                      |
| 02 | Ložnice       | 14,63                      |
| 03 | Šatna         | 1,00                       |
| 04 | Chodba        | 6,56                       |
| 05 | Koupelna      | 3,53                       |
|    |               | <b>44,68 m<sup>2</sup></b> |