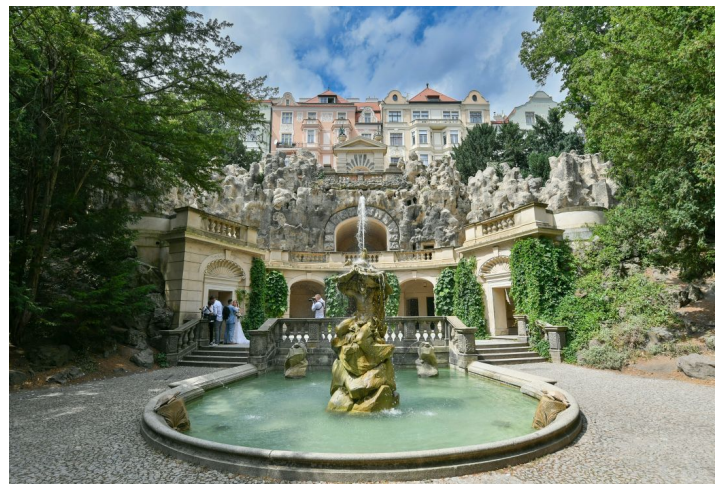




## Apartment One-bedroom (2+kk)

Sold

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





## Apartment One-bedroom (2+kk)

**Sold**46.19 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů

|                  |                   |
|------------------|-------------------|
| Total area       | 46 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | D                 |
| Reference number | 104255            |

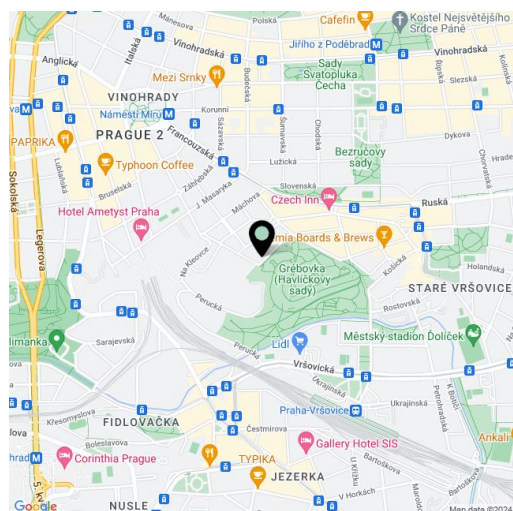
**This tastefully and thoroughly renovated apartment with high ceilings and new casement windows is located on the upper ground floor of an Art Nouveau apartment building facing romantic Grébovka Park, on one of the most prestigious and beautiful streets in Vinohrady.**

The practical layout of the apartment consists of a living room with a kitchen, a bedroom with a **walk-in wardrobe**, a bathroom (bathtub with a shower screen and **thermostatic battery**, toilet, sink with a high-quality custom-made bathroom cabinet, a niche, and heated towel rail), and an entrance hall. All of the windows of the apartment face **southeast towards a park** and are located higher than 2 m from the sidewalk.

The apartment has recently been **meticulously renovated**. It has new electrical wiring, plastering, interior doors, and a new bathroom, kitchen, and fitted wardrobe. The floors have completely new or refurbished **parquets** 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 fridge with a freezer subtly hidden from the side. The historic building is in good condition, has a refurbished facade, a modern elevator, and newly **renovated common areas**. It is possible to purchase a **parking space** on the neighboring street and a **part of the garden** in the inner courtyard for **private use**.

**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, 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 46.19 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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Sold

|    |                   |                            |
|----|-------------------|----------------------------|
| 01 | Obývací pokoj     | 20,25                      |
| 02 | Ložnice se šatnou | 15,20                      |
| 03 | Chodba            | 7,08                       |
| 04 | Koupelna          | 3,66                       |
|    |                   | <b>46,19 m<sup>2</sup></b> |