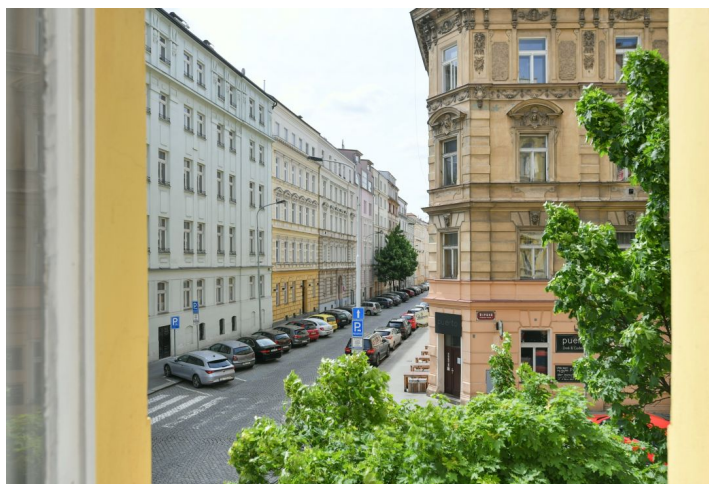




## Apartment Two-bedroom (3+1)

€ 550 386 | CZK 13 900 000

92.6 m<sup>2</sup>, Prague 3, Vinohrady, Řípská





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|                  |                   |
|------------------|-------------------|
| Total area       | 93 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | E                 |
| Reference number | 104533            |

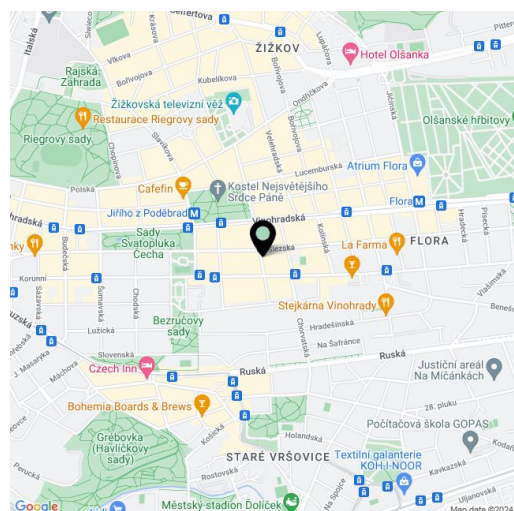
This corner apartment with spacious rooms, high ceilings, and large casement windows is located on the 1st floor of a corner apartment building in the wider center of Prague, in Vinohrady, close to Jiřího z Poděbrad Square.

The current layout consists of a **southwest-facing** corner living room, a walk-through kitchen, a bedroom with an en-suite bathroom with a bathtub, a second (walk-through) bedroom, a bathroom with a shower, a toilet, and an entrance hall.

The interior is suitable for modernization. Large casement windows let in **plenty of daylight**, **3.35 m high ceilings** and tree-pattern parquet floors underline the classic urban style. Heating is provided by a gas boiler. There is **an elevator** in the building.

The area is located in a **quieter part of Vinohrady**, on a one-way street **lined with trees**. There are shops, cafes, restaurants, and bistros nearby, as well as **farmers' markets** held several times a week. A metro station and tram stop are about a 3-minute walk away, and the ride to the city center takes less than 5 minutes. Nearby **parks** provide an opportunity to escape from the hustle and bustle of the city, and **Jiřího z Poděbrad Square** will be newly **landscaped**, the dominant feature of which is the **church by Josip Plečnik**.

Floor area 92.6 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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