



## Apartment Studio (1+kk)

32.5 m<sup>2</sup>, Prague 2, Vinohrady, Varšavská

**Sold**





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Total area	33 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	104614

This brand new premium apartment is part of sensitively reconstructed and extended original historic building in an excellent location on a one-way street in Vinohrady, close to Havlíčkovy Sady Park and náměstí Míru Square, within quick reach of the city center.

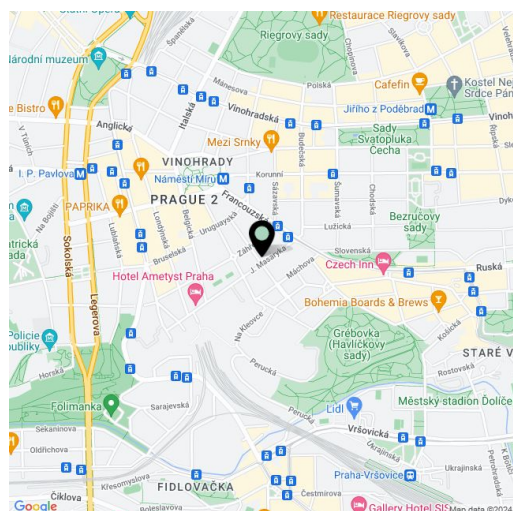
The layout of the 1st floor apartment in the new building in the courtyard section without an elevator offers a living room with a preparation for a kitchen, an entrance hall, and a bathroom (with a shower, toilet, and connection for a washing machine).

The quality facilities include **wooden floors in brushed oiled oak in a parquet pattern**, security entrance doors in **lacquered wood** made to order, wooden interior doors with concealed hinges, **Villeroy & Boch and Laufen sanitary ware**, **Hansgrohe** faucets, **PMH Rosendal** heated towel rail and underfloor heating in the bathrooms. Heating is provided by a central gas boiler. It is possible to **add a cellar to the apartment and rent a parking space in an automated parking system directly in the building**.

This prestigious and excellently accessible place is located in **Vinohrady**, near **náměstí Míru Square** with a metro station and a tram stop. **Havlíčkovy and Bezručovy Sady parks** are nearby, the surrounding streets are full of restaurants, cafes, shops and services, and **Vinohrady Theater** is also within walking distance.

Floor area 32.5 m<sup>2</sup>.

The offer price includes VAT.



\* 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.