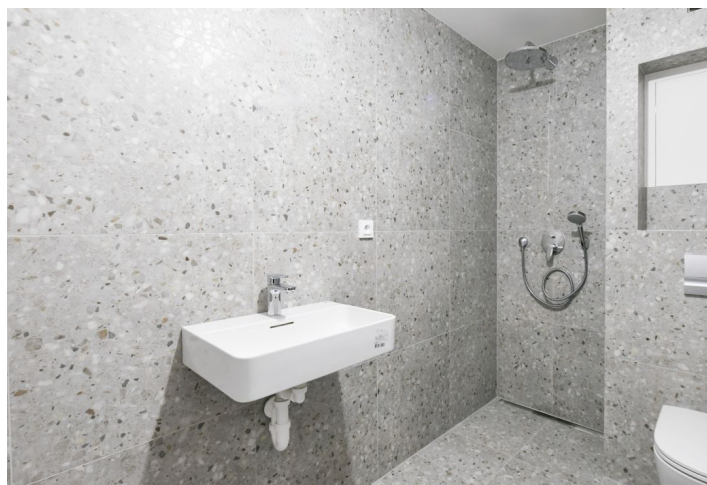




## Apartment Studio (1+kk)

€ 263 809 | CZK 6 662 500

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





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€ 263 809 | CZK 6 662 500

Total area	33 m <sup>2</sup>
Parking	Possibility to rent a parking space in the stacker directly in the building
Cellar	Yes
PENB	G
Reference number	104617

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.

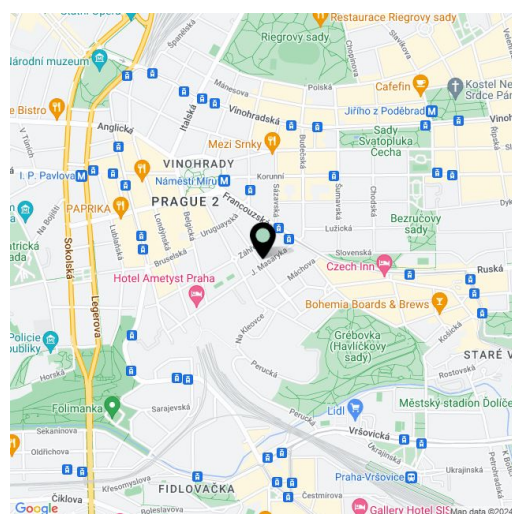
The layout of the 2nd floor apartment in the new building in the courtyard section without an elevator offers a living room with a preparation for a kitchen, an entrance hall, and a bathroom (with a shower, toilet, and connection for a washing machine).

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, 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.