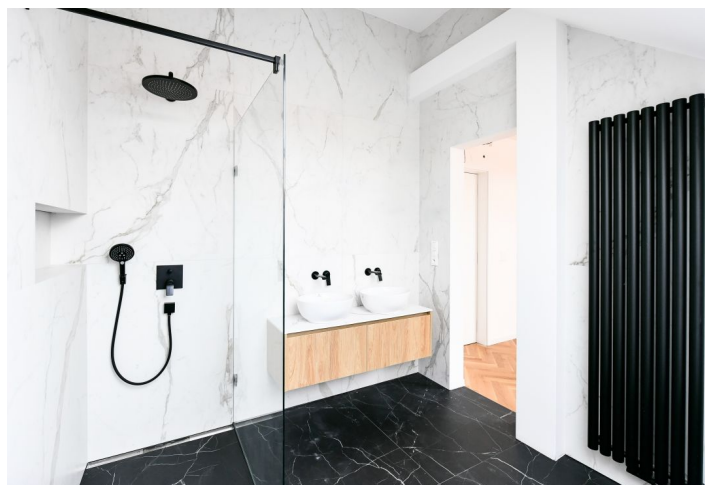




## Apartment Three-bedroom (4+kk)

€ 1 016 432 | CZK 25 670 000

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





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|                  |   |
|------------------|---|
| Total area       | 133 m <sup>2</sup>  |
| Floor area*      | 123 m <sup>2</sup>  |
| Balcony          | 3 m <sup>2</sup>  |
| Terrace          | 7 m <sup>2</sup>  |
| Parking          | Possibility to rent a parking space in the autostacker directly in the building |
| Cellar           | Yes   |
| Reference number | 104619  |

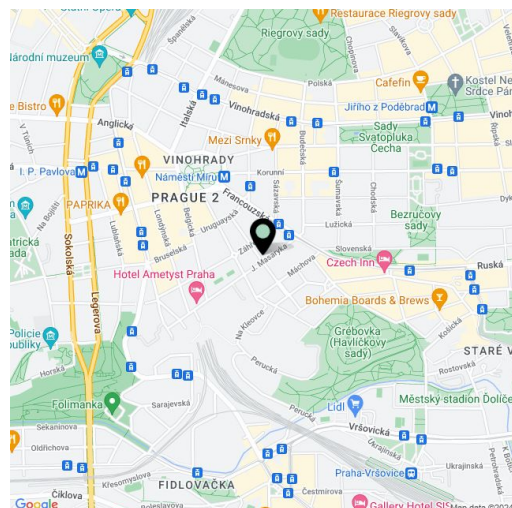
This high-quality renovated duplex apartment with a terrace and balcony is located on the top floors of a historic apartment building, in which a residence is being built that meets the current high standards for housing. The quality facilities are complemented by an excellent location in Vinohrady, close to Havlíčkovy Sady Park and Peace Square, within quick reach of the city center.

On the entrance level of the apartment (4th floor) is a living room with a preparation for a kitchen, a bedroom with an en suite bathroom, two closets, and a separate toilet. **The balcony facing the inner courtyard is accessible from the living room.** On the upper floor (5th floor) there are two bedrooms, a bathroom, and a terrace accessible from both bedrooms.

The unit will be delivered in a quality standard that includes **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, a preparation for air-conditioning, **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.**

A prestigious and excellently accessible place located in Vinohrady, near Peace 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. Schools are also within easy reach, including the private **Lauder Kindergarten, Elementary School and High School.**

Floor area 123.4 m<sup>2</sup>, terrace 7.1 m<sup>2</sup>, balcony 2.8 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.